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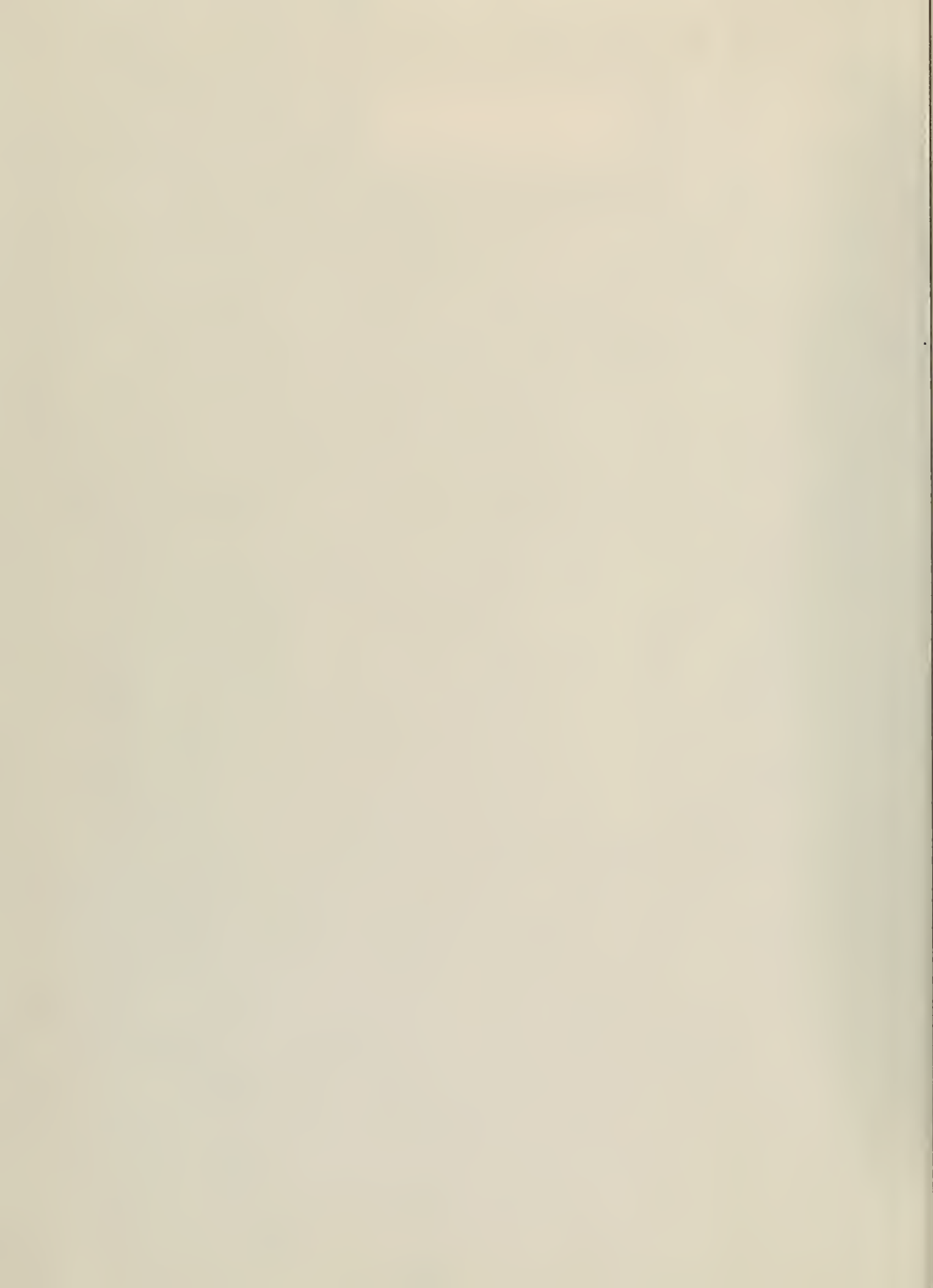
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MEETING OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
2ND DAY OF JANUARY 1974

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The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 2nd day of January 1974, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman  
Francis J. Solvin, Vice Chairman  
Stanley E. Jensen  
Joe Mosley  
James A. Silva

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and the following was absent:

None

The Chairman declared a quorum present.

Robert L. Rumsey, Executive Director, and staff members were also present.

Also present were Vernon Thornton, Enos Baker, and Arnold Townsend, Western Addition Project Area Committee (WAPAC).

Representing the press were Larry Liebert, San Francisco Chronicle; and Donald Canter, San Francisco Examiner.

APPROVAL OF MINUTES

It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that the minutes of a Regular Meeting of December 18, 1973 and the minutes of an Executive Meeting of December 18, 1973, as distributed by mail to the Members, be approved.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Robert L. Rumsey reported to the Members on the following matters:

- (a) The Duskin v. Alioto suit having to do with the legality of the financing plan for Yerba Buena Center was argued in Superior Court before Judge Ira Brown on December 27, 1973. It is hoped that an early decision will be rendered.
- (b) On December 27, 1973 the staff received notice of the dismissal of the Duskin v. SFRA suit which concerned the proposed disposition price of the Del Monte site in Yerba Buena Center.





REPORT OF THE EXECUTIVE DIRECTOR (continued)

- (c) The future of the Hunters Point Phase II housing is still uncertain. The Agency has not had any viable alternative presented to it for the development of housing and is presently awaiting issuance of new guidelines on Section 23. This matter will be discussed before the Finance Committee of the Board of Supervisors on January 3, 1974, and the Agency will be represented. It is expected that Mr. James Price, Area Director of the Department of Housing and Urban Development (HUD), will be present.
- (d) In response to Chairman Kaplan's Inquiry about the Wright suit, Mr. Henry F. Davis, Agency General Counsel, indicated that he would check with the City on the status of the suit.

NEW BUSINESS

- (a) Resolution No. 2-74 approving amended form of agreement regarding citizen participation respecting Western Addition Approved Redevelopment Project Area A-2 and authorizing Executive Director to execute said agreement.

Mr. Rumsey indicated that the staff recommended extension of the Western Addition Project Area Committee (WAPAC) contract through March 31, 1974. Mr. Rumsey recalled for the Members that the contract extension granted November 28, 1973 provided for a five percent salary increase and a ten percent increase in fringe benefits and continuation of these provisions was recommended. Basically, the interim extensions have related to HUD's requirement that WAPAC satisfactorily undertake certain actions before a longer term contract was approved. Resignations of a number of WAPAC's Board of Directors following the August 1973 election caused concern, however, there are indications that WAPAC is moving strongly to fill the vacancies with competent people. Mr. Mosley indicated that he had attended the WAPAC meeting with Agency staff and HUD representatives and the consensus was that WAPAC had done the best that could be done. Mr. Jensen hoped that in the future WAPAC would attempt to avoid unfavorable publicity such as occurred at a recent WAPAC meeting and that it would screen its nominees for the Board for selections of people who would serve WAPAC's interests in the community.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (b) Resolution No. 5-74 approving extension of exclusive negotiating rights on the sale of sites to displaced church groups in the Western Addition Approved Redevelopment Project Area A-2.

This represents an extension of exclusive negotiating rights for Mount Zion Missionary Baptist Church and the Little Zion Baptist Church for 120 days until May 2, 1974. These two churches are making satisfactory progress to complete the requirements necessary to bring their projects closer to construction. No extension is recommended for Muhammad's Mosque in view of its inaction in meeting Agency requirements. A recommendation to continue exclusive negotiating rights may be forthcoming should it show satisfactory progress.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (c) Resolution No. 1-74 extending the period of exclusive negotiating rights on moderate-priced private housing Phase II, Hunters Point Approved Redevelopment Project Area.



NEW BUSINESS (continued)

This concerns an extension of time until June 5, 1974 for the Bayview-Hunters Point Joint Housing Committee, Inc. for development of 650 units of low-to-moderately priced private housing in Phase II area of the Hunters Point project. This extension would have been required in any event due to delay caused by the moratorium on the 236 housing necessary for completion of Phase II. The Joint Housing Committee should be left in the position of having negotiating rights until there is some resolution of the use of Section 236.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (d) Resolution No. 3-74 authorizing execution of a contract with Thompson Architectural Group to render architectural services for MPPH Site 4 for the Hunters Point Redevelopment Project.

This item requests authorization to execute a contract with Thompson Architectural Group for an amount not to exceed \$30,000 for feasibility studies for MPPH Site 4 in Hunters Point. HUD has approved this use of Title I funds. Mr. Silva inquired if this firm had previously worked for the Agency, and Mr. Rumsey answered negatively. In reply to Mr. Silva's question, Mr. Morris Phillips, Area Director for Hunters Point and India Basin, indicated that it was a San Francisco-based firm.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Solvin, and unanimously carried that this resolution be adopted.

- (e) Resolution No. 7-74 approving and authorizing the Executive Director to execute an agreement with the Pacific Gas and Electric Company for relocation of electric facilities to the Pacific Rendering Company for the amount of \$1,738.15, such work being located within the India Basin Industrial Park Approved Redevelopment Project, Calif. R-III.
- (f) Resolution No. 8-74 approving and authorizing the Executive Director to execute an agreement with the Pacific Gas and Electric Company for relocation of gas facilities to the Pacific Rendering Company for the amount of \$13,587, such work being located within the India Basin Industrial Park Approved Redevelopment Project, Calif. R-III.

Chairman Kaplan indicated that these two items would be considered together. This represents agreements with the Pacific Gas and Electric Company for relocation of gas and electric services supplied to the Pacific Rendering Company in India Basin on a temporary basis until a new site is available. Cost of the electric line relocation is \$1,738 and that of the gas line \$13,587. Mr. Rumsey indicated that since Pacific Rendering Company has expressed a desire to remain permanently within the project area, it is recommended that this work be performed.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that these resolutions be adopted.



NEW BUSINESS (continued)

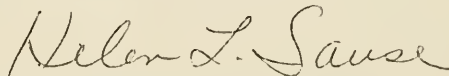
- (g) Resolution No. 6-74 authorizing and granting a variance from the physical standards and requirements of the Redevelopment Plan for the Diamond Heights Approved Redevelopment Project Area B-1, Parcel D-2C.

Mr. Rumsey requested that the Members take action to lay over this item until more information is available on the proposed variance and adjacent property owners have approved it. The Members indicated their approval of the lay over of this item at Mr. Rumsey's request.

ADJOURNMENT

It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that the meeting be adjourned. The meeting adjourned at 3:55 p.m.

Respectfully submitted,

A handwritten signature in cursive script, reading "Helen L. Sause".

Helen L. Sause  
Assistant Agency Secretary



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MEETING OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF ~~SAN~~ FRANCISCO HELD ON THE  
15TH DAY OF JANUARY 1974

Members of the Redevelopment Agency of the City and County of San Francisco met a regular meeting at 939 Ellis Street in the City of San Francisco, California 3:30 o'clock p.m. on the 15th day of January 1974, the place, hour, and date established for the holding of such meeting.

Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman  
Joe Mosley  
James A. Silva

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the following were absent:

Francis J. Solvin, Vice Chairman  
Stanley E. Jensen

Chairman declared a quorum present.

Walter F. Evans, Acting Executive Director, and staff members were also present.

Those present were Esther Marks, League of Women Voters of San Francisco; Gerald W. Johnson and Norman Smith, Black Enterprise Committee; Henry Arthur Jones, Potrero Hill Community Government; Claude T. Evenhant, Bob Marshall, James Hawkins, Cliff Bill, Charles Richard, P. Taylor, Ronald Levy, Henry Scott, Richard Thomas, Mac Bell, Anthony Jones, M. Johnson, Richard Bogan, Earnest Oliver, Samuel Gilbreath, James Beasley, Arthur Bennett, A. Solis, C. Desquino, Earnest Oliver, John Jenkins, Dwight Kinnard, B. Lawson, and Herbert Lewis, interested citizens.

Representing the press were Larry Liebert, San Francisco Chronicle; and Donald Canter, San Francisco Examiner.

APPROVAL OF MINUTES

It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that the minutes of a Regular Meeting of January 2, 1974, as distributed by mail to the Members, be approved.

SPECIAL APPEARANCES

- (a) Mr. Gerald Johnson of the Black Enterprise Committee requested and received permission to address the Members. He indicated that he represented a group of black businessmen from various areas of San Francisco urging inclusion of blacks in construction contract opportunities. He indicated that there were few black businessmen participating in the Agency's project areas and these few were subjected to restraints imposed upon them by the Agency. He alleged that white contractors from other areas were working in the Western Addition A-2 and Hunters Point and that the redevelopment programs were benefiting whites outside these areas. He held the Agency and its "satellites" responsible and indicated that his group would encourage black businessmen to participate in Yerba Buena Center; legal action, as well as Congressional investigation, were being considered. Mr. Johnson also alleged improper conduct by Agency staff and indicated that the Agency has not investigated these suggestions of complicity. He further alleged that the Bayview-Hunters Point Joint Housing





SPECIAL APPEARANCES (continued)

and the Western Addition Project Area Committee (WAPAC) did not represent black enterprise. He requested meeting with the Agency to discuss the matters. He also requested that the Members consider these matters before taking action on certain items on the agenda dealing with Demolition and Site Clearance Contract No. 29 in Yerba Buena Center; advertisement of Demolition and Site Clearance Contract No. 54, Western Addition A-2; and the write-off of delinquent rents.

Mr. Evans indicated that the staff would work with the group and noted that the Agency had made extensive efforts to extend business opportunities to blacks and emphasized the Agency's strong affirmative action program. Mr. Evans noted that the Agency employees frequently have their reputations impuned and that investigations of the charges usually reveal that such charges result from nothing more than the employee doing his duty in saying "no" to some request. Mr. Evans also noted that at any time there are charges against employees, any Member or the Executive Director can be contacted and that all cases are investigated. Mr. Evans indicated that it was unfortunate that the legitimate concerns of the Black Enterprise Committee were mixed in with unnecessary and unfortunate charges. He indicated that the problems of minority contractors and their employees are made more difficult now that the funding is lower or cut off entirely.

REPORT OF THE EXECUTIVE DIRECTOR

Acting Executive Director Arthur F. Evans reported to the Members on the following matters:

- (a) Mr. Evans indicated that Mr. Robert L. Rumsey, was attending another meeting.
- (b) The Pyramid Development Company which is developing the Fillmore Center has learned that Montgomery Ward will not proceed with its plans to build a large department store in that project. Alternative plans are being considered and a report of further developments will be sent to the Members.

NEW BUSINESS

- (a) Resolution No. 12-74 selecting the First Enterprise Bank, San Francisco, as the depository for a trustee account in connection with deposits received as security for performance of land disposition agreements in Proejct No. UR Calif. 2-1, Diamond Heights, and designating and authorizing certain personnel to administer same.

Authorization is requested to deposit Diamond Heights performance deposits, which average about \$25,000, with this minority-owned First Enterprise Bank.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (b) Resolution No. 13-74 awarding Demolition and Site Clearance Contract No. 24, Yerba Buena Center Approved Redevelopment Project Area D-1, Calif. R-59, to Thomas D. Eychner Company, Oakland, California on the basis of the low bid received and authorizing the Executive Director to execute same.



NEW BUSINESS (continued)

This item represents award of Demolition and Site Clearance Contract No. 29 in Yerba Buena Center to the low bidder, Thomas C. Eychner Company of Oakland, for \$20,910 for demolition of two vacant buildings. The high bid was \$80,313 and the engineer's estimate was \$30,000.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (c) Resolution No. 9-74 authorizing issuance of a work order to the City Department of Public Works for construction of a street and related work in a portion of Tehama Street to be closed in Assessor's Block 3735 in the Yerba Buena Center Redevelopment Project Area.

This concerns issuance of a work order to the Department of Public Works for \$58,285 to construct a new street which will permit closing of Tehama Street in accordance with the Redevelopment Plan for Yerba Buena Center to complete the parcel being developed by Haas and Haynie Company.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (d) Resolution No. 15-74 authorizing the Executive Director to execute a change order to the contract with Verrett Construction Company to reconstruct interior walls of an Agency-owned structure on Jones Avenue, Lot Y-1, in the Hunters Point Approved Redevelopment Project Area.

This would authorize execution of a change order for \$1,832 to the Verrett Construction Company contract for rehabilitation of a single-family residence. In response to Mr. Silva's question, Mr. Evans noted that when the walls which cracked when the building was being moved were being repaired, dampness and rot were discovered and the lath had to be replaced.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (e) Resolution No. 11-74 granting an extension of time for exclusive negotiating rights for moderate-priced private housing on Site 5 for a period of two months in the Hunters Point Approved Redevelopment Project Area.

Authorization is requested to extend the exclusive negotiating rights of the sponsor of Moderate-Priced Private Housing Site 5 for two months to February 28, 1974. The Federal Housing Administration area office is withholding approval of the firm commitment pending resolution of the conditions of the San Francisco Housing Authority's property adjacent to the site. In response to Chairman Kaplan's inquiry, Mr. Evans noted that Mr. James Price of the Department of Housing and Urban Development (HUD) has indicated that HUD will allow the project to be reprocessed at a higher mortgage amount.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.



NEW BUSINESS (continued)

- (f) Consideration of authorization to advertise Demolition and Site Clearance Contract No. 54, Western Addition Approved Redevelopment Project Area A-2.

This concerns consideration to advertise Demolition and Site Clearance Contract No. 54 in Western Addition Area A-2 for eight buildings, five of which are vacant. Relocation of tenants is in process in the remaining structures.

MOTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that Demolition and Site Clearance Contract No. 54, Western Addition Approved Redevelopment Project Area A-2, be advertised.

- (g) Resolution No. 14-74 authorizing write-off of certain delinquent rents due and credit balances owed, Hunters Point, India Basin Industrial Park, Yerba Buena Center, and Western Addition A-2 Approved Redevelopment Project.

Authorization is requested to write off rents for Yerba Buena Center of \$16,385, for Hunters Point/India Basin of \$5,941, and for Western Addition A-2 \$26,832, or a total of \$49,158. The Agency collection of rents averages over 90 percent. These write-offs are recommended because either they are under \$10 and cost of collections is not warranted, or collection would impose undue hardship on the tenants, or there is no reasonable prospect of collection.

Chairman Kaplan inquired if these were turned over to a collection agency, and Mr. William McClure, Deputy Director of Resident and Business Services, indicated that the accounts with no reasonable prospect of collection were turned over to an agency six months prior to being recommended for rent write-off. Mr. Mosley inquired if the accounts remained on the books after write-off, and Mr. McClure answered affirmatively noting that later collections were placed in an account established for that purpose. Mr. McClure indicated that the rent write-off was an accounting procedure. Mr. Silva inquired if these tenants received relocation funds, and Mr. Evans indicated that this was handled on an individual basis. Mr. Silva noted that the Agency should be commended as being a lenient landlord. Mr. Evans indicated that 6,000 to 7,000 households had been relocated and there have been only four or five complaints. Chairman Kaplan directed that a report be made to the Members on the collections received after the preceding rent write-off.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (h) Resolution No. 4-74 ratification of travel authorization.

This is a ratification of travel for Messrs. Wilbur W. Hamilton, Assistant Executive Director for Administration, and Ben Hattem, Affirmative Action Officer, who attended a seminar on fair housing conducted January 9 through 11, 1974 in Los Angeles.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

MEMBERS NOT APPEARING ON AGENDA

- (a) Consideration of authorization to advertise the Western Addition Area A-2 janitorial contract.



MATTERS NOT APPEARING ON AGENDA (continued)

Mr. Evans indicated that a copy of the telegram sent to Mr. Jerry Diamond advising that his janitorial contract had been terminated had been placed in the Members' folders. He noted that documented reports of continued performance failures resulted in serious Western Addition A-2 staff problems. Authorization is now requested to advertise a new janitorial contract by competitive bid. Mr. Silva indicated that a special attempt should be made to solicit bids from minority residents of the area.

MOTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the Western Addition Area A-2 site office janitorial contract be advertised.

- (b) Mr. James Beasley came forward and indicated that Mr. Gerald Johnson did not represent the Hunters Point community. He noted that the Bayview-Hunters Point Joint Housing Committee is the spokesman for that area and that this group works with the Hunters Point staff. He also indicated that anyone who wished to bid on Hunters Point work was welcome and the award should be made on the basis of low bid received from qualified bidders.

ADJOURNMENT

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the meeting be adjourned. The meeting adjourned at 4:15 p.m.

Respectfully submitted,



Helen L. Sause  
Assistant Agency Secretary





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Minutes  
MEETING OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
22ND DAY OF JANUARY 1974

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 22nd day of January 1974, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman  
Francis J. Solvin, Vice Chairman  
Stanley E. Jensen  
Joe Mosley  
James A. Silva

and the following was absent:

None

The Chairman declared a quorum present.

Robert L. Rumsey, Executive Director, and staff members were also present.

Also present were William So, Chinatown Coalition for Better Housing; Alice Barkley, Chinatown Coalition and Self Help for the Elderly; Esther Marks, League of Women Voters of San Francisco; Victor Thuesen, Civil Service Association, Local 400; Charles Turner, representative of Assemblyman Willie Brown; and Sidney D. Cain, court reporter.

Representing the press were Larry Liebert, San Francisco Chronicle; and Donald Canter, San Francisco Examiner.

APPROVAL OF MINUTES

It was moved by Mr. Mosley, seconded by Mr. Solvin, and unanimously carried that the minutes of a Regular Meeting of January 15, 1974, as distributed by mail to the Members, be approved.

SPECIAL APPEARANCES

Public hearing to hear all persons interested in the matter of the draft Environmental Impact Report for the proposed redevelopment project in Chinatown

- (a) Chairman Kaplan opened the public hearing for the purpose of receiving comments on the draft Environmental Impact Report for the proposed redevelopment project in Chinatown. Chairman Kaplan indicated that the Members would not take action on the Report at this meeting. He requested that the Executive Director describe the project and indicate any comments received by the Agency relative to the Report.

Mr. Rumsey indicated that the Redevelopment Plan for the approximately one-acre site at the intersection of Stockton and Sacramento Streets proposed the development of 150 to 200 units of housing for people of low-to-moderate



SPECIAL APPEARANCES (continued)

income and also provides for some service type retail space and related automobile parking. It is not possible at this time to be precise as to the number of units and parking spaces or for the retail area.

The draft of the Environmental Impact Report was sent to twenty-seven groups or individuals concerned with this development. Six of the twenty-seven have responded and Mr. Rumsey indicated that he would provide the court reporter with copies. Letters were received from Mr. Russell Gowans of the Francesca Apartments at 850 Powell Street; Mr. C. Lucas Mahnken, President of the Homeowners Association at 840 Powell Street; Dr. Francis J. Curry, Director of Public Health; Chief of Police Donald M. Scott of the San Francisco Police Department; Roberta and Mortimer Smith of 30 Miller Place; and oral comments and consultation were received from the Department of City Planning. None of these individuals were present at the hearing. Mr. Rumsey indicated that the letters were lengthy and Agency General Counsel Henry F. Davis indicated there was no need to read them since the comments would be included in the final Report to be sent to the Members. In response to Mr. Solvin's inquiry Mr. Rumsey noted that the comments from representatives of the Francesca Apartments, Homeowners Association, and the Smiths covered a variety of matters dealing with possible blockage of views, density, parking, sociological impact, archeology, police protection, relocation, soils, and cost of construction. Mr. Rumsey pointed out that such matters would be dealt with in the final Environmental Impact Report. Dr. Curry was concerned about the spread of Norway rats and other pests during demolition and Mr. Rumsey noted that the Agency contracts with the Department of Public Health for extermination of rats in all projects. The Police Department expressed concern about security of the buildings.

Mr. William So, representing the Chinatown Coalition for Better Housing, requested and received permission to address the Members, as the project area committee (PAC) representative. He indicated that there was an overwhelming need for moderate-priced private housing in Chinatown and stressed that the affirmative action program for the project would benefit minority employment not only in Chinatown but throughout the city. He noted that the development would conform to the City Urban Design Plan. Mr. So indicated that redevelopment of this site is a cornerstone to the improvement of housing for the elderly and poor in Chinatown. He asked that the socio-economic impact and the planning impact be added to the Report as positive impacts.

Mrs. Alice Barkley, a member of the Chinatown Coalition and representing Self Help for the Elderly, came forward to comment on some of the objections raised by those opposed to the project. She indicated that since the building was to be used by the elderly, the Police Department suggestions for safety would be taken into consideration. With regard to the economic impact, the value of land in Chinatown has continued to increase even though public housing had been built in the area. She also indicated that the development would be placed in such a manner so as to minimize as much as possible any loss of views. She noted the importance of good housing for the people of Chinatown. In regard to the matter of archeology, Mrs. Barkley indicated her belief it was unlikely that artifacts would be found in Chinatown. She noted that traffic would be repatterned during construction with the cooperation of the Police Department and the developer to minimize congestion in the area.



SPECIAL APPEARANCES (continued)

She added that with regard to density, Chinatown already had density comparable to that of Manhattan and that the proposal would rehouse people already in bad housing and not bring more into the area. She stressed that this was an attempt to improve the existing housing conditions in Chinatown. The Coalition and Agency staff plan to look closely at the design and management of the development and those concerned will have an opportunity during that phase of development to comment in public meetings. Mrs. Barkley urged that positive action to approve the Environmental Impact Report be taken at the next meeting by the Members. There being no further persons wishing to appear in connection with the matter, the Chairman declared the public hearing closed. This public hearing was recorded by Court Reporter Sidney D. Cain.

Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 674-D2 in Western Addition Approved Redevelopment Project Area A-2

- (b) Chairman Kaplan opened a public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 674-D2 in Western Addition Approved Redevelopment Project Area A-2. There being no persons wishing to appear in connection with the matter, the Chairman declared the public hearing closed.

Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 1127-H in the Western Addition Approved Redevelopment Project Area A-2

- (c) Chairman Kaplan opened a public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 674-D2 in Western Addition Approved Redevelopment Project Area A-2. There being no persons wishing to appear in connection with the matter, the Chairman declared the public hearing closed.

NEW BUSINESS

- (a) Resolution No. 21-74 ratifying publication of notice of public hearing; authorizing the Executive Director to enter into an agreement for disposition of land and improvements for private housing rehabilitation of Parcel 674-D2; approving disposition price; authorizing execution of a deed for conveyance of said parcel; and making certain findings and determinations therewith, Western Addition Approved Redevelopment Project Area A-2.

This item was the subject of the public hearing and represents sale of a building to Mr. James Bruen for \$15,200 for private rehabilitation. Mr. Bruen will spend approximately \$40,000 to rehabilitate the structure. Mr. Solvin inquired if there were a time limit on such work, and Mr. William G. Waterhouse, Director of Project Development, responded that a limit of six months was given to complete the work. Mr. Rumsey indicated that the parcel would not be conveyed until all conditions were fulfilled.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.



NEW BUSINESS (continued)

- (b) Resolution No. 22-74 ratifying publication of notice of public hearing; authorizing the Executive Director to enter into an agreement for disposition of land improved with an Agency rehabilitated dwelling, Parcel 1127-H; approving disposition price; authorizing execution of a deed for conveyance of said parcel; and making certain findings and determinations therewith, Western Addition Approved Redevelopment Project Area A-2.

This was also the subject of the previous public hearing and concerns the sale of a building rehabilitated by the Agency and offered by sealed bid as part of Rehabilitation Offering No. 7. Eileen C. Henriques was the successful bidder for \$50,150. The minimum concurred in price by the Department of Housing and Urban Development (HUD) was \$48,000.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Solvin, and unanimously carried that this resolution be adopted.

- (c) Resolution No. 17-74 authorizing the issuance of a departmental work order to the San Francisco Water Department for the purpose of relocation of a fire hydrant in the Western Addition Approved Redevelopment Project Area A-2.

Authority is requested to issue a work order to the San Francisco Water Department for \$,3500 to relocate two fire hydrants from a vacated portion of Octavis between Sutter and Post Streets. This area is part of Moderate-Priced Private Housing Site 16 to be developed by the Japanese American Religious Federation.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (d) Resolution No. 23-74 rejecting all bids received on Site Improvement Contract No. 12, Western Addition Approved Redevelopment Project Area A-2.

This is a recommendation for rejection of the bid received in connection with a bid offering for construction of sidewalk and installation of tree wells, curbs, and detail strips in the area around Moderate-Priced Private Housing Sites 19 of the Royal Adah Arms and 14 of the Jones Memorial Homes. Mr. Rumsey explained that bid solicitations had been mailed to all firms on the mailing list but that only one firm, Valentine Corporation, had submitted a bid. Staff questioned the low bid of \$11,238 and the bidder stated that an arithmetical error had been made. The engineer's estimate was \$19,469. Mr. Jensen inquired if it were unusual to receive only one bid and Mr. Rumsey answered affirmatively indicating that it was difficult to account for the lack of interest. Chairman Kaplan inquired why the bid should not be accepted, and Mr. Redmond Kernan, Director of Engineering, indicated that the contractor had notified the Agency of the error within five days after the bid was opened and recommended that the bid be rejected. Mr. Silva noted that the matter had been brought to the contractor's attention by staff and suggested that such bids had been accepted in the past. Mr. Kernan indicated that the staff had been concerned because the price was so low and that the contractor had made an error. Mr. Jensen indicated that it was obvious an error had been made and that notification had been within the five-day limit, and that he did not want to see the contractor injured.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.





NEW BUSINESS (continued)

- (e) Resolution No. 20-74 approving and authorizing the Executive Director to execute Change Order No. 1 to Personal Services Contract HE-19 with Abbot A. Hanks Company for construction inspection services in connection with the Hunters Point NDP A-5 and India Basin Industrial Park Calif. R-III Redevelopment Projects.

Mr. Rumsey recalled for the Members that they had approved a \$36,000 contract on December 5, 1972 for furnishing of two engineering technician inspectors to work under direction of Agency staff in supervising construction work at India Basin and Hunters Point projects. Due to delay in funding of site improvements at Hunters Point, one of the inspector's services was not required for a period and this change order proposes extension of the time of employment of the remaining inspector for six months until June 5, 1974, or until funds are expended under this contract.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that this resolution be adopted.

- (f) Consideration of authorization to advertise Demolition and Site Clearance Contract No. 31, Yerba Buena Center Approved Redevelopment Project.

This represents advertisement of bids for Demolition and Site Clearance Contract No. 31 in Yerba Buena Center to clear four vacant buildings which will free a parcel for the proposed Community College location, as well as clear one of the five remaining hotels in the Central Blocks, clear land for a lot to be conveyed under an existing disposition agreement, and also allow for the right-of-way for construction of a new street.

MOTION: It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that Demolition and Site Clearance Contract No. 31 in Yerba Buena Center be advertised.

- (g) Resolution No. 18-74 authorizing the Executive Director to enter into a contract with the City to furnish relocation services and assistance to families, individuals, and businesses displaced as a result of activities carried out in connection with the City's Transit Improvement Program in that area designated UMTA Project No. CA-03-0043.

This concerns approval of a contract with the Public Utilities Commission for Central Relocation Services for displacement caused by reconstruction of the Municipal Railway services. The entire cost of \$350,000 will be funded by the Public Utilities Commission. The relocation of three businesses and two households is involved and relocation will be carried out at a cost of \$300 for residential moves and that for business tenants will be based on hourly rates and overhead costs for Agency personnel providing services.

ADOPTION: It was moved by Mr. Solvin, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (h) Resolution No. 19-74 authorization of travel.

This represents authorization of travel for three members of the relocation staff to attend a three-day seminar to be held February 6 to 8, 1974 in Denver, Colorado. Registration fees of \$330 plus living costs will be paid in accordance with Agency and HUD regulations.



EW BUSINESS (continued)

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

ATTENDERS NOT APPEARING ON AGENDA

- (a) Mr. Victor C. Thuesen of the Civil Service Association, Local 400, requested and received permission to address the Members. He indicated that Local 400 represented 100 employees of the Agency and read the following telegram which was sent to the Members and Mr. Rumsey on January 14, 1974:

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"The Executive Board of Redevelopment Section CSA, Local 400, wishes urgently to meet with you concerning the following (1) unfair selection policy for promotional positions within bargaining units, (2) failure to apply uniform employment standards throughout the agencies, (3) harassment and intimidation of bargaining units employees, (4) arbitrary reclassifications of favored employees, (5) racism in violation of current agency policies. We appeal to you directly as other methods have failed and problem is extreme urgency. A copy of this telegram has been sent to the Redevelopment Agency Members Messrs. Stan Jensen, Joe Mosley, Walter Kaplan, Francis Solvin, and James Silva.

/s/ Victor C. Thuesen, Director of Research"

Mr. Thuesen indicated his belief that the grievance procedure in the Union agreement was not working. He alleged that the employees were harassed so that they would drop charges and would not now file grievances or press disputes with the Agency. He asked that the Executive Director sit down with the Executive Board and explore the problems. He threatened to strike if this was not done and stressed that the matter was of great urgency.

Mr. Jensen indicated that the bargaining agreement was ratified and binding on the membership and provided mechanisms such as the Board of Adjustment with two representatives from both the Agency and Union and a nonvoting mediator from the State Conciliatory Service for resolving problems. If the matter is not resolved in the Board of Adjustment the grievance is then heard by an impartial arbitrator. The decision of the arbitrator is final. Mr. Jensen indicated that he was involved as a Member at the time the agreement was developed and that the agreement had a meaningful grievance procedure. The reason for this language was to avoid walkouts and strikes during the life of the agreement. Mr. Jensen noted that the agreement had a good grievance clause and no grievance was to be ignored and all must be processed. He inquired if there were a grievance being ignored. Mr. Thuesen alleged that in one case the person had acquired expertise but was not promoted and when a higher position became available it was given to an outsider. Mr. Thuesen noted that after protest the employee was given the job but was terminated from the position just short of the six months' probation period. The other case was similar and when the employee appeared at the hearing he was told that the hearing would not be heard that day and the employee had had affidavits charging him with accepting kickbacks in 1972; this was considered harassment by Mr. Thuesen. Discussion followed on details of arbitration.

Mr. Jensen suggested that Mr. Thuesen meet with Messrs. Rumsey and Hamilton and Mr. Rumsey indicated that he would meet with any member of the staff or group if it were understood that he would not come to any solutions outside the memorandum of agreement which provided for handling grievances. If the Union believed that the Agency had policies of harassment it should take the



MATTERS NOT APPEARING ON AGENDA (continued)

matter through the grievance process to arbitration.


Mr. Thuesen alleged that it was preposterous to believe that only one way was available to settle a problem and that his people were being beaten down by administrative procedures. Mr. Rumsey indicated that the matter was in Mr. Wilbur Hamilton's area of responsibility and asked Mr. Hamilton to comment. Mr. Hamilton indicated that Mr. Thuesen's statements were interesting but that he thought it significant that Mr. Thuesen had not communicated with him for the past three months. Mr. Hamilton observed that Mr. Thuesen's appearance was outside the grievance machinery and, in fact, the telegram was outside the grievance machinery. Mr. Hamilton noted that in the past six months, three grievances had been decided by an arbitrator and all had been unconditionally decided in favor of the Agency, and if Mr. Thuesen contacted him on some of the grievances in process they could perhaps be resolved; if not, then arbitration would again be resorted to. He noted that despite Union agreement that arbitration would be final and binding a decision of the arbitrator had been contested in court recently the the Union and the decision in the Agency's favor was upheld. Mr. Hamilton indicated that each case was decided on its merit and that the grievance machinery was working, and that it would be improper to ask Mr. Rumsey to decide matters which should be worked out within the provisions of the agreement. Mr. Thuesen indicated that he was asking that a meeting be held with Mr. Rumsey because he alleged that the shop stewards could not resolve disagreements and that the Agency was delaying the grievance procedure. He reiterated the points in his telegram. He noted an issue currently being heard by the Board of Adjustment and Mr. Hamilton indicated that the case had been decided in favor of the Agency. Mr. Hamilton stated that the Agency did not violate the terms of the agreement and that it was Mr. Thuesen himself who had negotiated the memorandum of agreement so that any defects must also be partially attributed to him. Mr. Hamilton noted that the present agreement would be in negotiation around April 15, 1974 which is approximately forty-five days prior to its expiration in June, and at that time it is hoped that informal discussions would expose any deficiencies.

Mr. Mosley stated that wherever possible promotion should be made from within the Agency, otherwise the employees become discouraged, and Mr. Hamilton concurred. Mr. Mosley suggested that Messrs. Rumsey, Hamilton, and Thuesen meet together to discuss the matter, and Mr. Rumsey noted that he would do so as long as it was understood he would not take any action outside the procedures proscribed by the memorandum of understanding with the Union.

ADJOURNMENT

It was moved by Mr. Silva, seconded by Mr. Solvin, and unanimously carried that the meeting be adjourned. The meeting adjourned at 5 p.m.

Respectfully submitted,



Helen L. Sause  
Assistant Agency Secretary



3/SF  
1/29/74

Minutes

MEETING OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
29TH DAY OF JANUARY 1974

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The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 29th day of January 1974, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman  
Francis J. Solvin, Vice Chairman  
Stanley E. Jensen  
Joe Mosley  
James A. Silva

and the following was absent:

None

The Chairman declared a quorum present.

Robert L. Rumsey, Executive Director, and staff members were also present.

Also present were Esther Marks, League of Women Voters of San Francisco; and Frank Rollo, Harding-Lawson Associates.

Representing the press were Larry Liebert, San Francisco Chronicle; Donald Canter, San Francisco Examiner; and Nancy Dunn, San Francisco Bay Guardian.

APPROVAL OF MINUTES

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the minutes of a Regular Meeting of January 22, 1974, as distributed by mail to the Members, be approved.

SPECIAL APPEARANCES

Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcels 42a and 43a, India Basin Industrial Park Redevelopment Project

- (a) Chairman Kaplan opened the public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcels 42a and 43a, India Basin Industrial Park Redevelopment Project. There being no persons wishing to appear in connection with the matter, the Chairman declared the public hearing closed.

Mr. Rumsey indicated that these parcels would be conveyed to DeNarde Construction Company as part of the requirements under the company's owner participation agreement.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Robert L. Rumsey reported to the Members on the following matters:





REPORT OF THE EXECUTIVE DIRECTOR (continued)

- (a) In commenting on the current funding situation, Mr. Rumsey recalled that late last year the Agency had received long anticipated funding which was insufficient to continue the Agency's program until pending legislation made more money available. Of \$600 million (FY 1974) renewal appropriation, the Administration will release \$322 million, with \$230 million being allocated to the regions. The local region received \$8 million to be allocated to all the renewal programs in California, Nevada, Hawaii, and Guam, with the exception of six cities which will receive case-by-case treatment. San Francisco was one of the six excluded cities. The local area office of the Department of Housing and Urban Development (HUD) does not have an explanation for the exclusion of San Francisco. In response to Mr. Jensen's inquiry Mr. Rumsey noted that it appeared San Francisco was receiving special consideration and that the staff is working with HUD to determine how much of the Agency's funding needs would be met. A report would be made to the Members when more information is received.
- (b) In the Duskin-Brinton suit a summary judgment has been rendered by the Superior Court with respect to the environmental aspects of that suit. Mr. Brinton's appeal to the Appellate Court was denied. With regard to the part of the suit having to do with the financing plan for the Central Blocks of Yerba Buena Center, the matter is still pending before Judge Ira Brown's Court.
- (c) In Yerba Buena Center, the condemnation action on the St. Regis Hotel, the Del Camp property, has been reversed and returned to the Superior Court for a new hearing on value.
- (d) Mr. Rumsey reported that substantial relocation progress has been made since the TOOR settlement in spite of the prohibition of the use of all the available relocation tools. Only sixteen single persons remain in the Central Blocks in four separate buildings. In answer to Chairman Kaplan's inquiry, Mr. Rumsey noted that consideration would be given to moving these tenants to one building.

NEW BUSINESS

- (a) Consideration of claim, Diamond Heights Approved Redevelopment Project Area.

Mr. Michael Farrah, attorney for Mr. Edward G. Farrah, has submitted letters alleging claims for damages in connection with the lot he purchased in Diamond Heights on May 30, 1973. Mr. Farrah's claims concern (1) an alleged right to reduction of the price of the lot in an unspecified amount for failure to disclose adverse soil conditions, and (2) the alleged extra engineering costs of \$4,062 due to encountering undisclosed subdrain on the lot. Mr. Rumsey indicated that the Members may choose to (1) treat these claims as arising out of one transaction, rejecting them and thus permitting the Agency legal staff to continue trying to resolve the entire transaction before committing to any form of liability on account of either incident, or (2) treat these matters as separate and distinct claims. In this latter case, the legal staff recommends rejection of the claim for damages dealing with the alleged failure to disclose soil conditions to the purchaser, since records abundantly support the position that such soil conditions were known to the purchaser. It is also recommended that payment be authorized subject to HUD approval for the alleged damages due to the subdrain in the amount of \$3,900, which amount Mr. Farrah has agreed to accept by way of compromise.



NEW BUSINESS (continued)

Agency General Counsel Henry F. Davis indicated that the action would not prevent Mr. Farrah from settling. Mr. Davis stated that Agency records show that the soils condition of the lot were fully disclosed to Mr. Farrah and that in May 1973 he had been requested to submit documentation of his claims and specify his requested price reduction within sixty days. This documentation would then be submitted to HUD. Mr. Farrah, however, did not submit such documents. It appears that Mr. Farrah is claiming \$13,000 and Mr. Davis indicated that if the claim were approved, Mr. Farrah would in effect be receiving his lot free.

Mr. Jensen inquired how much has been spent by Mr. Farrah and Mr. Davis replied \$4,062 plus \$22,000. He noted that each lot in Diamond Heights has specific soils conditions and that Mr. Farrah was provided with information on the conditions of his lot. In response to Mr. Solvin's inquiry, Mr. Davis indicated that Mr. Farrah would settle only for the \$3,900 claim concerning the drain. Mr. Solvin noted that he did not like to settle one claim without the other, and that an attempt should be made to settle both. Mr. Davis indicated that Mr. Silva had asked that the matter be calendared for consideration. Mr. Silva noted that staff had informed him that these were two separate claims and could be brought separately. Mr. Silva expressed concern that it would be years before the claim on price reduction of the lot might be settled.

MOTION: It was moved by Mr. Silva that the smaller claim be settled. Mr. Silva indicated that a compromise had already been reached on the claim for \$4,062 but Mr. Davis noted that he had no authority to compromise claims but that Mr. Farrah had indicated he would accept \$3,900. Discussion followed and Messrs. Jensen and Solvin suggested that the matter be explored further to see if Mr. Farrah would settle by compromise. Mr. Silva agreed and withdrew his motion. Mr. Davis indicated his belief that there was no basis for further compromise but would inquire of Mr. Farrah's attorney. Mr. Solvin asked that Mr. Farrah's attorney be invited to the next meeting to answer any questions that the Members might have.

- (b) Resolution No. 27-74 approving an agreement with Harding-Lawson Associates for an amount not to exceed \$14,800 for soils engineering services in connection with Diamond Heights Approved Redevelopment Project.

This item recommends award of a soils engineering contract for \$14,800 to Harding-Lawson Associates for examination of various sites in the Diamond Heights project whose marketability and value is questionable due to the terrain and soils conditions. This investigation would determine the existing conditions and general suitability and economics of the sites for development. As previously directed by the Members, the staff contacted fourteen soils engineering firms and of these, eleven responded. A staff team composed of Messrs. William G. Waterhouse, Director of Architecture and Urban Design; Quintin McMahon, Director of Real Estate, Marketing and Business Development; and Redmond Kernan, Director of the Engineering Division, evaluated the nine firms expressing interest in the contract and four were selected. One of the four withdrew leaving Harding-Lawson Associates, Converse Davis and Associates, and Woodward-Lundren and Associates in order of qualification.



EW BUSINESS (continued)

The staff team concluded that Harding-Lawson Associates was the best qualified by reason of its past extensive experience with soils investigation and inspection work in the Bay Area and in Diamond Heights in particular. Mr. Jensen inquired if this were the same firm that had performed the soils work on Mr. Farrah's lot, and Mr. Rumsey explained that the Agency makes it clear to the purchasers that they must obtain their own soils inspections suitable to the particular type of construction which the owners propose to build. The soils investigations performed by Agency consultants are intended only to document the soils conditions in a more general manner. Mr. Frank Rollo of Harding-Lawson Associates came forward and indicated that in 1969 his firm had been engaged as the soils consultant by the original buyer of the five lots, including the lot later purchased by Mr. Farrah. That buyer did not complete purchase of the lots nor pay for the report, and it remained the property of the firm. These lots were sold individually and Mr. Farrah purchased the report and reviewed the findings. Mr. Farrah then hired another soils engineer and the firm of Harding-Lawson Associates was not involved in the subsequent soils work. Mr. Kernan indicated that the firm of Lee and Pratzker was the original soils engineering consultant in Diamond Heights. In response to Mr. Jensen's inquiry, Mr. Rumsey indicated that buyers are obligated to hire their own soils engineers because the type of foundation depends on the soils information. Mr. Kernan concurred in this, adding that the City Bureau of Building Inspection requires a soils engineer to report on the condition of the soil at the time of construction. Mr. Silva inquired why the soils report by the Agency's soils engineer was insufficient. Mr. Kernan explained that the Agency's soils consultant did not perform definitive reports for individual foundations. With regard to the Farrah lot, Mr. Kernan indicated that there was nothing wrong with the land and that there were homes built on adjacent sites. He indicated that foundation costs depended upon the type of home to be constructed, for example, the Farrah home was some fifty to sixty feet in height and this required a different type foundation than one not so high.

With regard to the contract being considered, Mr. Kernan indicated that these lots needed to be reevaluated since they were left-over lots which appeared to have some soils problems and might have been valued too high; therefore, a soils engineer was required to determine if there were evidence to this effect. Mr. Silva inquired whether the values would then be lowered and Mr. Michael Mann, Business Development Specialist, indicated that HUD required such information to reevaluate the price of the lots. In response to Chairman Kaplan's inquiry, Mr. Rumsey indicated that twenty-five lots were involved. Chairman Kaplan added that the lots could not be sold without HUD's concurrence in the price.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Solvin, that this resolution be adopted, and on roll call the following voted "Aye":

Mr. Kaplan  
Mr. Solvin  
Mr. Jensen  
Mr. Silva

and the following voted "Nay":

Mr. Mosley



NEW BUSINESS (continued)

and the following abstained:

None

The Chairman thereupon declared the motion carried.

- (c) Resolution No. 25-74 ratifying and approving the action of the Executive Director in soliciting bids in connection with Site Improvement Contract No. 13, Western Addition Approved Redevelopment Project Area A-2, and awarding said site improvement contract to Conco Cement Company on the basis of low bid received, and authorizing execution thereof.

This represents award of a contract for construction of a sidewalk around Moderate-Priced Private Housing Site 10B to the low bidder, Conco Cement Company, for \$22,920. Staff has found that the bidder's qualifications are acceptable, since this is the first Agency contract bid upon by Conco. In reply to Mr. Jensen's question, Mr. Rumsey indicated that firm will use local workers and in addition has a satisfactory affirmative action program.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (d) Resolution No. 24-74 travel authorization.

Chairman Kaplan indicated that this item and the two following off-agenda items would be considered together.

MATTERS NOT APPEARING ON AGENDA

- (a) Resolution No. 29-74 travel authorization.

- (b) Resolution No. 10-74 travel authorization.

The first of these three travel items concerns authorization for Mr. Wilbur W. Hamilton, Assistant Executive Director for Administration; Kaye Swindoll, Personnel Officer; and Michael A. DiSanto, Assistant Agency Counsel, to travel to Venture, California to attend a seminar on Labor Negotiations for Government Managers on February 10 through 13, 1974 at a cost of \$225 per person plus travel expense. The second item is for Mr. Arthur F. Evans, Deputy Executive Director, to travel to Chicago, Illinois to meet with a developer from January 31 to February 2, 1974. Funds are available from City appropriations. The third item concerns the travel of Mr. Wes Willoughby, Director of Community Information, to attend meetings with Mayor Joseph L. Alioto in Washington, D.C. from January 30 to February 1, 1974. Funds are also available from City appropriations for this travel.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that these three resolutions be adopted.

Chairman Kaplan inquired if Mr. Willoughby would inquire about the exclusion of San Francisco from the funding allocated to this region, and Mr. Rumsey indicated that he would attempt to do so. Mr. Jensen indicated that it was difficult to understand why the Agency should be excluded when it had a national record of accomplishment through redevelopment and he urged some action should be initiated. Mr. Rumsey indicated that it is not known that the





MAITERS NOT APPEARING ON AGENDA (continued)

Agency would not receive funds, only that San Francisco had particular problems which HUD wishes to examine before deciding on an allocation. Mr. Rumsey indicated that it appeared to be less desirable to have San Francisco share the meager \$8 million allocated to this region than to have individual consideration. Mr. Rumsey indicated that within the limits of funds made available by the Administration that the area and regional office has dealt fairly with the Agency, although the funding was not at the level needed.

- (c) Mr. Jensen indicated that he had visited the area in Diamond Heights on which middle-income housing was to be constructed on 18-foot lots in the \$36,000 price range, and he learned that the minimum cost of housing there was \$43,000 to \$59,500. He expressed concern that few persons could afford such expensive housing. Mr. Mann of the Real Estate Department indicated that escalation of construction costs had been a major factor in the price increases. Mr. Solvin requested information on the percentage of homes completed, sold, and also the sales price. Mr. Mann indicated his belief that since September five units had been sold out of a total of 51 units. Mr. Rumsey indicated this information would be reported to the Members. Mr. Solvin inquired what would happen if the development failed, and Chairman Kaplan indicated that it would revert to the lender. Mr. Rumsey added that the Agency has no liability.

ADJOURNMENT

It was moved by Mr. Solvin, seconded by Mr. Silva, and unanimously carried that the meeting be adjourned. The meeting adjourned at 4:35 p.m.

Respectfully submitted,



Helen L. Sause  
Assistant Agency Secretary



Minutes

MEETING OF A REGULAR MEETING OF THE  
 REDEVELOPMENT AGENCY OF THE CITY AND  
 COUNTY OF SAN FRANCISCO HELD ON THE  
5TH DAY OF FEBRUARY 1974

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 5th day of February 1974, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman  
 Francis J. Solvin, Vice Chairman  
 Joe Mosley  
 James A. Silva

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and the following was absent:

Stanley E. Jensen

The Chairman declared a quorum present.

Robert L. Rumsey, Executive Director, and staff members were also present.

Also present were Michael Palmer, Dommador Villa, Rhody E. Laigo, F. C. Manguébany, Severino Ruste, and M. Donald Katz, Philippine Trade Center; Dr. Amancio Ergina, Filipino-American Council; Raphael Du Bard, Jr., Marion Johnson House Associates; Sam Caniglia, W. C. Haas Construction.

Representing the press were Mel Ziegler, San Francisco Chronicle; Donald Canter, San Francisco Examiner; and Nancy Dunn, San Francisco Bay Guardian.

APPROVAL OF MINUTES

It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that the minutes of a Regular Meeting of January 29, 1974, as corrected, and as distributed by mail to the Members, be approved.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Robert L. Rumsey reported to the Members on the following matters:

- (a) Meetings are continuing with the Department of Housing and Urban Development (HUD) on project funding. There was a news article today that tended to incorrectly present San Francisco's funding position in the event that the Better Communities Act was enacted. It was reported that the City would receive funding at its present level through a "hold harmless" amount of \$28 million, but this would be for all community development in the City and represents substantial reduction in funding. Over the last five years renewal funding experience alone has averaged \$24 million. Further, this "hold harmless" amount decreases after the first two years to \$12 million by the fifth year. This Act is unfavorable to the City.



UNFINISHED BUSINESS

- (a) Consideration of claim, Diamond Heights Approved Redevelopment Project Area.

Resolution No. 34-74 approving in part and rejecting in part claim of Edward G. Farrah arising out of conveyance of Parcel D-2, Diamond Heights Redevelopment Project Area.

Chairman Kaplan inquired if Attorney Michael Farrah were present but he was not. Mr. Silva recommended that one claim be paid and the other rejected.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

NEW BUSINESS

- (a) Resolution No. 26-74 granting to Marian Johnson House Associates, a limited partnership, exclusive rights to negotiate for the purchase of low-to-moderately priced private housing Site No. 13 in the Western Addition Approved Redevelopment Project Area A-2.

This represents assignment of exclusive negotiating rights to Marian Johnson House Associates for six months. This is basically the same sponsorship group designated in 1967 and as a result of the HUD moratorium on housing construction the exclusive negotiating rights were allowed to lapse. HUD has subsequently released federal funds for this site and has requested that the proposal be resubmitted for processing. It is proposed that 130 units of Section 236 housing be constructed which would house the elderly in a low-and high-rise structure with commercial and professional office space provided for lower floors.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (b) Resolution No. 28-74 designating Philippine Trade Center-W. C. Haas Construction, a joint venture, as redeveloper of Parcel 762-A as indicated; directing that the Executive Director take necessary action to obtain approval of the proposed redeveloper from the Department of Housing and Urban Development and to publish a notice of public hearing in connection with the proposed disposition of said parcel in Western Addition Approved Redevelopment Project Area A-2.

This item represents designation of the Philippine Trade Center-W. C. Haas Construction as the redeveloper of the full block bordered by Van Ness and Golden Gate Avenues and Turk and Franklin Streets in the Western Addition Area A-2. This parcel was offered on a fixed price basis of \$2,380,635 in March 1973 and was advertised for submission of proposals. Only two were received, one of which was unacceptable because it was not accompanied by the required deposit. The submission of the Philippine Trade Center was evaluated and the principals were advised that they appeared to lack strength in development expertise. As a result, the group joint ventured with W. C. Haas Construction which has extensive experience. The development would include 250,000 square feet of commercial-retail space and 288 market-rate apartments for a cost of approximately \$27.5 million. The designation of exclusive negotiating rights provides a period of six months to finalize design and negotiate the disposition agreement. Chairman Kaplan inquired if anyone were present who wished to comment.



NEW BUSINESS (continued)

Mr. Severino Ruste, President of the Philippine Trade Center, and Mr. Sam Caniglia, Executive Vice President of the W. C. Haas Construction, came forward. Mr. Ruste indicated that he appreciated the opportunity offered to his group and that he was sure the Philippine Trade Center would be a fine development. He gave credit to members of the trade center who had worked to bring the project into reality and introduced Mr. Caniglia.

Mr. Caniglia indicated that his company would work to make the project a good one for the entire community. In reply to Chairman Kaplan's question, Mr. Caniglia indicated that the trade center itself would be 7,000 square feet and the commercial portion of the block would run along Van Ness Avenue, although definitive decision on the commercial space would be made during this six-months' period. In response to Mr. Solvin's comment, Mr. Rumsey indicated that this appeared to be the first project of its kind to be built by a Philippine group, although there was a press release three weeks ago indicating that the Philippine Government had acquired title to Sutter Street property which would be developed into a cultural and trade center. Mr. Solvin inquired how many Filipinos were in the area and Mr. Caniglia replied there were about 300,000 in the Bay Area.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Solvin, and unanimously carried that this resolution be adopted.

- (c) Resolution No. 30-74 authorizing the Executive Director to execute an inter-departmental work order to the San Francisco Department of Public Works not to exceed \$5,000 for landscape maintenance in the Hunters Point Approved Redevelopment Project.

This item concerns a work order with the Department of Public Works for maintenance of street landscaping in Phase I of Hunters Point for \$5,000 in anticipation of the City's acceptance of streets for maintenance.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (d) Resolution No. 16-74 authorizing the Executive Director to enter into owner participation agreement with the owners of Lots 12, 14, and 15 in Assessor's Block 5237 and to enter into a disposition agreement and execute necessary conveyance instruments in connection with Parcels 42a and 43a; approving the method of sale, the minimum disposal price, and ratifying and confirming the publication of a notice of public hearing and in connection with the sale of Parcels 42a and 43a, India Basin Industrial Park Redevelopment Project.

This item was the subject of last week's public hearing and concerns execution of an owner participation agreement and the sale of two parcels in India Basin Industrial Park Redevelopment Project to David K. DeNarde and DeNarde Construction Company for \$39,500. The owner participation agreement provides for extensive rehabilitation.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (e) Resolution No. 31-74 travel authorization.





NEW BUSINESS (continued)

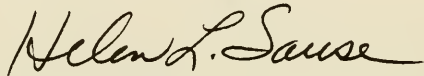
This is a request for travel for Mr. Wilbur W. Hamilton, Assistant Executive Director for Administration, to travel to Fresno, California to attend an executive board meeting of the Pacific Southwest Regional Council of the National Association of Housing and Redevelopment Officials (NAHRO) on February 8, 1974. Funds are available.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

ADJOURNMENT

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the meeting be adjourned to executive session. The meeting adjourned at 4 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Helen L. Sause". The signature is written in dark ink and is positioned above the printed name and title.

Helen L. Sause  
Assistant Agency Secretary



1/SF  
1/13/74

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MEETING OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
13TH DAY OF FEBRUARY 1974

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 13th day of February 1974, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

- Walter F. Kaplan, Chairman
- Stanley E. Jensen
- Joe Mosley
- James A. Silva

and the following was absent:

Francis J. Solvin, Vice Chairman

The Chairman declared a quorum present.

Robert L. Rumsey, Executive Director, and staff members were also present.

Also present were Esther Marks, League of Women Voters of San Francisco; Vernon Thornton, Western Addition Project Area Committee (WAPAC); Jamie Jamerson, Western Addition Community Organization (WACO); James Campbell, Community Peaceways Committee; Robert Reece, Dennis Kent, and Mr. and Mrs. Jack Klassen, interested citizens.

Representing the press were Mel Ziegler, San Francisco Chronicle; Donald Canter, San Francisco Examiner; and Nancy Dunn, San Francisco Bay Guardian.

APPROVAL OF MINUTES

It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that the minutes of a Regular Meeting of February 5, 1974 and the minutes of an Executive Meeting of February 5, 1974, as distributed by mail to the Members, be approved.

SPECIAL APPEARANCES

Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcels 795-F and 806-A, Western Addition Approved Redevelopment Project Area A-2

- (a) Chairman Kaplan opened the public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcels 795-F and 806-A, Western Addition Approved Redevelopment Project Area A-2. There being no persons wishing to appear in connection with the matter, the Chairman declared the public hearing closed.

Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 1127-G, Western Addition Approved Redevelopment Project Area A-2



SPECIAL APPEARANCES (continued)

- (b) Chairman Kaplan opened the public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 1127-G, Western Addition Approved Redevelopment Project Area A-2. There being no persons wishing to appear in connection with the matter, the Chairman declared the public hearing closed.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Robert L. Rumsey reported to the Members on the following matters:

- (a) The Japanese-American Religious Federation will hold its groundbreaking at 11 a.m. on February 23, 1974 for the construction of 245 units of moderate-priced private housing. Members and staff are invited.
- (b) During the next few days there may be press items about the murals in the Emanuel Church of God in Christ. The Agency is now at the point of demolishing this building to clear the site for development of 245 units of housing scheduled for construction in early March. Mr. Rumsey recalled that the Members had instructed staff to delay demolition for the longest possible period of time so that those interested could arrange to save the murals. Mr. Rumsey indicated this matter goes back about five years when the congregation that commissioned the murals relocated, electing to leave them behind. An effort was made by the Agency and others to find a way of preserving the murals but every estimate was costly and no one came forward to bear the expense. Within the last few months another effort has been made to preserve the murals but the new estimates of the cost of removal are from \$4,500 to \$4,000 for each of the fourteen murals. Mr. Thomas Dixon, conservator of the San Francisco Museum of Art, recommended a method for removal of the two murals on sheetrock panels at a cost of approximately \$1,500 and leaving the other twelve which were painted directly on plaster. The removal of these two murals is proceeding this week so that the site can be cleared for the housing developed by the Japanese-American Religious Federation. Indemnification from the Members is necessary to free the Museum from any liability arising from the removal.

MOTION: It was moved by Mr. Jensen, seconded by Mr. Mosley, and unanimously carried that the San Francisco Museum of Art be held free of any liability arising from the removal of the two murals from the Emanuel Church of God in Christ at 1540 Post Street.

- (c) This morning's San Francisco Chronicle reported that the Environmental Protection Agency's Deputy Director John Quarles, Jr. stated that Yerba Buena Center had progressed to a point that EPA parking controls would not apply to the Central Blocks. This administrative determination is still subject to challenge.

Mr. Jamie Jamerson requested and received permission to address the Members. He indicated that he was coordinator of the committee working to save the murals for the past four years and that he disagreed with Mr. Rumsey on several points. He indicated that the Agency had a study from a New York firm showing that the cost for removal of the murals was \$126,000 and that he had been trying to obtain a copy of this study. He asked that the San Francisco businessman and the authorities contacted by the Agency be named. He indicated that Mr. Dixon was brought in by his committee. He also noted that until a few days ago he was unaware that money was available to relocate the two murals. He



indicated that he had spoken with Mr. Wilbur Hamilton, Assistant Executive Director for Administration, last week and informed him that a businessman was interested in the project. Mr. Jamerson indicated that he had brought in a half dozen persons to look at the murals and that the Agency had ignored efforts of his committee.

Mr. Rumsey responded that there had been a series of estimates made over the years on the cost of removing the murals which ranged as high as several hundred thousand dollars, however, the Agency had been working with the most recent estimate of \$3,500 to \$4,000 or a total of from \$45,000 to \$50,000 for removal of the fourteen murals. This was the lowest estimate received and therefore renders moot the question of who had provided previous estimates. Mr. Rumsey suggested that Mr. Jamerson contact Mr. Hamilton who could again provide all pertinent documents to Mr. Jamerson. Mr. Rumsey indicated that his recent estimate had discouraged those who had anticipated raising funds for the work. In response to Mr. Jamerson's direct inquiry, Mr. Rumsey indicated that the businessman alluded to as being interested in the murals was Mr. Philip Boone who had in good faith enlisted the firms of Cahill Construction Company and Byron Nishkian to provide the estimate for the removal. Mr. Boone simply withdrew when he learned of the high cost. Mr. Rumsey noted that Mr. Boone had never made any commitment to undertake a drive for funds to effect the removal. Mr. Dixon came forward with his belief that he could remove the two murals painted on plasterboard to be accomplished at less than \$1,000, and Mr. Rumsey accordingly authorized that this work be performed. Mr. Rumsey reiterated that the Agency had proceeded in all good faith and had done everything available to save the murals. Mr. Jamerson indicated that he would like to appear next week after he had seen the study. Chairman Kaplan indicated that no early study had been made and that the estimates had been provided to Mr. Jamerson. Mr. Rumsey noted that efforts had been made to contact Mr. Jamerson for information on money to be used to save the murals but no response was received. Chairman Kaplan indicated that there was no reason to lay over the matter since he, Messrs. Hamilton and Jamerson, and others had thoroughly reviewed the matter some time ago and Mr. Jamerson had come up with no concrete proposals then or since.

Mr. James Campbell came forward and indicated his belief that the actions of the Agency were endangering the cultural heritage of his people and he asked that some remembrance be left of the church and its people.

#### NEW BUSINESS

- (a) Resolution No. 33-74 authorizing the Executive Director to enter into a land disposition agreement with United Community Housing V for development of low-to-moderately priced private housing on Parcels 795-F and 806-A and to execute a deed for conveyance of said parcels; making certain findings and determinations in connection therewith, Western Addition Approved Redevelopment Project Area A-2.

This item was the subject of the public hearing and represents disposition of Moderate-Priced Private Housing Site II to the United Community Housing V, a nonprofit sponsor, for \$60,000 to construct 120 units of low-rise housing with monthly rentals ranging from \$136 to \$199 and initial down payments of \$200 to \$500. One-third of the units will have rent supplements which will reduce monthly charges to a range of from \$41 to \$60. In response to Mr. Jensen's inquiry, Mr. Rumsey indicated that the rents were governed by Federal Housing Administration regulations and could not be increased except with FHA approval.





NEW BUSINESS (continued)

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (b) Resolution No. 37-74 ratifying publication of notice of public hearing; authorizing the Executive Director to enter into an agreement for disposition of land improved with an Agency rehabilitated dwelling, Parcel 1127-G; approving disposition price; authorizing execution of a deed for conveyance of said parcel; and making certain findings and determinations therewith, Western Addition Approved Redevelopment Project Area A-2.

This was also the subject of a public hearing and concerns disposition of an Agency rehabilitated duplex on Parcel 1127-G for \$58,000 to Messrs. Lonnie, Willie, and Jessie Jacobs who submitted the high bid. The minimum price concurred in by the Department of Housing and Urban Development (HUD) was \$52,000.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (c) Resolution No. 32-74 awarding Demolition and Site Clearance Contract No. 54, Western Addition Project Area A-2, Calif. R-54, to California Demolition Company, on the basis of low bid received, and authorizing the Executive Director to execute same.

This is an award of Demolition and Site Clearance Contract No. 54 to the low bidder, California Demolition Company, for \$120,533. The high bid of nine received was \$247,100. Mr. Rumsey indicated that the law firm of Danaher, Gunn & Klynn, representing Myron Demolition, had requested reading into the minutes the letter which is attached hereto. Myron Demolition contested the award of the contract and requested a postponement for reevaluation of the bids submitted. In reply to Mr. Silva's inquiry, Chairman Kaplan indicated that Myron Demolition was the fifth bidder. Mr. Rumsey indicated that at the preaward meeting of bidders, there was satisfaction with the low bidder's affirmative action program. California Demolition Company has performed satisfactorily on previous contracts with the Agency and Mr. Rumsey indicated that the Agency had no option under State law to award the contract to other than the low bidder. Agency General Counsel Henry F. Davis concurred in this fact.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Jensen, and unanimously carried that this resolution be adopted.

- (d) Resolution No. 6-74 authorizing and granting a variance from the physical standards and requirements of the Redevelopment Plan for Diamond Heights Approved Redevelopment Project Area B-1, Parcel D-2c.

This represents a request for variance to the Diamond Heights Approved Redevelopment Plan for Parcel D-2c, upon which parcel a single-family dwelling is to be constructed for Mr. and Mrs. Jack Klassen. This variance would permit two three-foot sideyards rather than one six-foot sideyard as provided for in the Plan. The adjacent property owners have requested and received this same variance which centers the dwelling on the lot and they have no objections to the granting of this variance.



W BUSINESS (continued)

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (e) Consideration of authorization to advertise Site Clearance and Demolition Contract No. 9, India Basin Industrial Park Approved Redevelopment Project.

This concerns the advertisement of Site Clearance and Demolition Contract No. 9 in India Basin Industrial Park for demolition of seventeen structures including fourteen wood-frame dwellings, one steel-frame building, and two concrete structures.

MOTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that Site Clearance and Demolition Contract No. 9 in India Basin Industrial Park Approved Redevelopment Project be advertised for bids.

- (f) Resolution No. 36-74 approving agreement for fencing services with Build Rite Fence Co., all projects.

This item concerns award of a fencing contract for all projects to Build Rite Fence Co. for \$60,000 which will provide 10,000 lineal feet of chain link fence and thirty double gates. The company has performed work for the Agency in the past and staff has found their work satisfactory. Mr. Silva requested that this contract cover a period of one year only after which time it should be put out to bid again. Mr. Rumsey reaffirmed that the contract period is one year or expenditure of the maximum amount.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

ITEMS NOT APPEARING ON AGENDA

- (a) Resolution No. 39-74 authorizing the Executive Director to expend \$1,500 from supplemental appropriation from the Board of Supervisors.

Approval is requested of the Members for the Agency to make an application to the City Controller for a warrant in the amount of \$1,500 payable to the National Committee for Renewal Funding to cover certain legal expenses relating to that Committee's funding efforts. Funds are available and the Office of the Mayor has approved such issuance.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that this resolution be adopted.

ADJOURNMENT

It was moved by Mr. Jensen, seconded by Mr. Mosley, and unanimously carried that the meeting be adjourned. The meeting adjourned at 4:30 p.m.

Respectfully submitted,



Helen L. Sause  
Assistant Agency Secretary



Minutes

MEETING OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
19TH DAY OF FEBRUARY 1974

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 19th day of February 1974, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman  
Francis J. Solvin, Vice Chairman  
Stanley E. Jensen  
James A. Silva

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and the following was absent:

Joe Mosley

The Chairman declared a quorum present.

Robert L. Rumsey, Executive Director, and staff members were also present.

Also present was Vernon Thornton, Western Addition Project Area Committee (WAPAC).

Representing the press were Larry Liebert, San Francisco Chronicle; and Donald Canter, San Francisco Examiner.

APPROVAL OF MINUTES

It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that the minutes of a Regular Meeting of February 13, 1974, as distributed by mail to the Members, be approved.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Robert L. Rumsey reported to the Members on the following matters:

- (a) Kintetsu's contractor has taken out the building permit for the Sunflower Inn in the Nihon Machi area of Western Addition Area A-2. An appeal, however, has been filed against the issuance of that permit and this matter will be heard by the Permit Appeals Board on February 25, 1974. Mr. Rumsey recalled that demolition permits to clear the remaining buildings on this site had also been appealed. The project was scheduled to begin construction early in March and is now faced with continuing delay.
- (b) On Friday there was an opening of bids on the last rehabilitated building in Offering No. 7 at a minimum price of \$48,500. This is one of three duplexes originally offered for sale sixty days ago. The high bid of fourteen received was \$56,600. Mr. Solvin commented that this was far in excess of what was anticipated, and Mr. Rumsey noted that this was a strong indication that the rehabilitation program was a successful one and should be continued.



REPORT OF THE EXECUTIVE DIRECTOR (continued)

Mr. Solvin inquired if the Agency could use the funds to rehabilitate more structures, but Mr. Rumsey indicated that the \$48,500 would go back into a revolving fund and the difference between the minimum price and the high bid would go into the project temporary loan repayment account. This distribution is required by the Department of Housing and Urban Development (HUD), however, the staff was still seeking a more favorable decision. Mr. Solvin inquired how long the funds would remain in the account, and Mr. Rumsey replied it was about four years. Mr. Solvin expressed concern that this money could be turned over many times for building rehabilitation within that period and stressed that he would like the staff to pursue this matter further with HUD. Mr. Rumsey noted as a further indication of interest in the rehabilitated buildings that approximately 1,500 persons had inspected the structure when it was open to the public. Mr. Solvin urged that other suitable buildings be identified for rehabilitation and commended the staff on the good work that was being done.

- (c) The removal of the two murals in the Emanuel Church of Christ of God is proceeding and the demolition permit for the building was picked up last Friday. There has been an indication that this permit will be appealed. This appeal could possibly delay this site, which has been scheduled for the development of moderate-priced private housing under sponsorship of the Japanese-American Religious Federation.

NEW BUSINESS

- (a) Resolution No. 40-74 certifying completion of the Environmental Impact Report for the proposed Stockton/Sacramento Redevelopment Project.

Mr. Rumsey indicated that six weeks ago the Agency conducted a hearing on the proposed draft of the Environmental Impact Report for the proposed Stockton/Sacramento Redevelopment Project in Chinatown. At that time a number of comments were made and these have been included in the report along with appropriate responses. The action today would certify that the EIR is complete, adequate, accurate, and objective.

ADOPTION: It was moved by Mr. Solvin, seconded by Mr. Jensen, and unanimously carried that this resolution be adopted.

- (b) Resolution No. 41-74 authorizing transmittal of a Proposed Redevelopment Plan for the Stockton/Sacramento Redevelopment Project Area to the San Francisco City Planning Commission.

This is a recommendation that the staff be authorized to transmit the draft of the Stockton/Sacramento Redevelopment Plan to the City Planning Department as required by the Community Redevelopment Law. State law requires that the matter be placed before the Planning Commission and its recommendation sent to the Board of Supervisors.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Solvin, and unanimously carried that this resolution be adopted.

- (c) Resolution No. 42-74 Rules for Business Reentry for the Stockton/Sacramento Redevelopment Project.





NEW BUSINESS (continued)

This matter is a statutory requirement for the Stockton/Sacramento project although the necessity for the action is doubtful. The Rules for Business Reentry establish conditions under which any business presently operating in the project area may reenter after the project has been redeveloped. Presently there is one parking lot and owner-operators of five apartment houses which are to be removed. The project is to be developed as housing in a single development and therefore it is extremely unlikely that these businesses will reestablish in the area.

ADOPTION: It was moved by Mr. Solvin, seconded by Mr. Jensen, and unanimously carried that this resolution be adopted.

- (d) Resolution No. 43-74 authorizing the filing of an Amendatory Application for Loan and Grant for Project No. Calif. R-III, India Basin.

This represents a request for an amendatory to the Loan and Grant Contract for India Basin to cover increased cost of relocation payments which have been in excess of the Agency's estimates. Many of the uses, such as the auto dismantlers and the James Allen & Sons meats, exceeded relocation estimates because of the difficulty in precisely determining their inventories. This amendatory is for \$840,000 and is submitted to HUD on the basis of 100 percent HUD reimbursement of relocation payments.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Solvin, and unanimously carried that this resolution be adopted.

- (e) Resolution No. 44-74 travel authorization.

This represents authorization for Morris Phillips, Area Director of Hunters Point and India Basin, to travel to Tuscon, Arizona to attend two seminars from March 4 to 8, 1974 at the University of Arizona on the study of the economic, social, and environmental impacts associated with the establishment of new industrial parks and also on the elements of financial analysis, and financing economic development and local development corporations. The cost of tuition for the seminars is \$75 each and travel is approximately \$140 plus the usual Agency allowance of \$40 per day for meals and room.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that this resolution be adopted.

ADJOURNMENT

It was moved by Mr. Silva, seconded by Mr. Solvin, and unanimously carried that the meeting be adjourned. The meeting adjourned at 3:55 p.m.

Respectfully submitted,

*Helen L. Sause*

Helen L. Sause  
Assistant Agency Secretary



*Minutes*  
MEETING OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
26TH DAY OF FEBRUARY 1974

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 26th day of February 1974, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman  
Francis J. Solvin, Vice Chairman  
Stanley E. Jensen  
Joe Mosley  
James A. Silva

and the following was absent:

None

The Chairman declared a quorum present.

Robert L. Rumsey, Executive Director, and staff members were also present.

Also present were Esther Marks, League of Women Voters of San Francisco; C. R. Johnson and Richard Nixon, Construction Laborers Local No. 261; and Vernon Thornton, Western Addition Project Area Committee (WAPAC).

Representing the press were Larry Liebert, San Francisco Chronicle; and Donald Canter, San Francisco Examiner.

#### APPROVAL OF MINUTES

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the minutes of a Regular Meeting of February 19, 1974, as distributed by mail to the Members, be approved.

#### REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Robert L. Rumsey reported to the Members on the following matters:

- (a) Two actions were brought before the Board of Permit Appeals, one from the Committee Against Nihonmachi Eviction (CANE) charging that the Kintetsu-owned Sunflower Hotel would be an unnecessary tourist hotel and would cause destruction of low-income family homes. The other case concerned the demolition permit issued for the Emanuel Church of God in Christ. Both appeals were denied.

#### NEW BUSINESS

- (a) Resolution No. 46-74 requesting the Board of Supervisors of the City and County of San Francisco to consent to and fix a time and place for a joint public hearing of said Board of Supervisors and the Redevelopment Agency of the City and County of San Francisco on the Redevelopment Plan for the redevelopment project located at Stockton and Sacramento Streets and consenting to said public hearing.



NEW BUSINESS (continued)

Mr. Rumsey recalled that last week certain actions were taken with respect to the Environmental Impact Report and the proposed redevelopment plan for the Stockton/Sacramento Project in Chinatown. This item is a further such action whereby Agency staff would be authorized to work with the Clerk of the Board of Supervisors to set up a joint public hearing on the proposed redevelopment plan. It is anticipated that the hearing will take place on April 1, 1974.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (b) Resolution No. 45-74 approving and authorizing execution of the park and mall maintenance contract with the Construction Laborers Local No. 261, Western Addition Approved Redevelopment Project Area A-2.

This item concerns continuation of the maintenance contract with the Construction Laborers Local No. 261 for a period of six months at \$11,373 per month. Increased demolition has necessitated Agency obligations with respect to keeping cleared land free of debris. The contract also would provide supervision for the approximately 200 neighborhood youths anticipated to be available this summer under the EEA program. Chairman Kaplan noted the presence of Mr. Bud Johnson and asked if he had any comments. Mr. Johnson noted that the effectiveness of the year-long clean-up program in the Western Addition A-2 area was evident. He also stressed that the young people working in the summer would be paid from EEA funds. Mr. Jensen indicated he was pleased at what had been accomplished under the program.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (c) Resolution No. 48-74 approving in part and rejecting in part claim of Carvin Whatley filed with the Agency on September 24, 1973.

This represents a compromise of a claim for \$1,000 filed by Mr. Carvin Whatley, a resident in the Western Addition A-2 area. It is proposed to settle the claim for \$550. The resident alleged that damages and loss of personal property were incurred to his possessions while in storage by the Agency. The Department of Housing and Urban Development (HUD) has approved payment of the compromise figure.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (d) Resolution No. 47-74 granting an extension of time for exclusive negotiating rights for Moderate-Priced Private Housing on Site 5 in the Hunters Point Approved Redevelopment Project Area.

This represents extension of negotiating rights for All Hallows Association, sponsor of Moderate-Priced Private Housing Site 5 in Hunters Point redevelopment project area, for two months until April 30, 1974. A firm commitment for this development was held up pending a resolution of issues raised by the HUD Area Office upon the City concerning the permanent public housing adjacent to



NEW BUSINESS (continued)

Moderate-Priced Private Housing Site 5. It appears that these issues have been resolved but costs have risen while the matter was being resolved necessitating a revision and resubmission of the application for firm commitment. These matters have been totally beyond the control of the sponsor and an extension of time is recommended.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that this resolution be adopted.

- (e) Resolution No. 49-74 authorizing the Executive Director to execute a work order to the San Francisco Water Department not to exceed \$25,000 for installation of a water main on Carnelian Way in Diamond Heights.

This is a work order with the San Francisco Water Department for \$25,000 to design and install an eight-inch water main in Carnelian Way in the Diamond Heights Redevelopment Project. The main to provide additional water supply was required by the San Francisco Fire Department notwithstanding the fact that the Fire Department approved the existing six-inch main originally. HUD has approved this expenditure.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (f) Resolution No. 50-74 travel authorization

Resolution No. 51-74 travel authorization

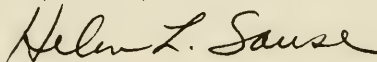
Mr. Rumsey requested and received permission to consider these items together. The first deals with authorization for three staff members to travel to Washington, D.C. to attend the legislative and funding meetings held by the National Association of Housing and Redevelopment Officials (NAHRO). These meetings will review the status of renewal funding, proposed legislation, and will urge funding of the Agency's program. The second item concerns travel of Messrs. Wes Willoughby and John H. Jacobs to attend meetings on behalf of the Agency in Washington, D.C. with the U.S. Conference of Mayors and the National League of Cities from February 27 to March 5 for Mr. Willoughby and from March 2 to March 6, 1974 for Mr. Jacobs. Funds are available from City appropriations for this travel.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Jensen, and unanimously carried that these resolutions be adopted.

ADJOURNMENT

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the meeting be adjourned. The meeting adjourned at 3:50 p.m.

Respectfully submitted,



Helen L. Sause  
Assistant Agency Secretary





74

MEETING OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
5TH DAY OF MARCH 1974

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 5th day of March 1974, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman  
Francis J. Solvin, Vice Chairman  
Joe Mosley  
James A. Silva

and the following was absent:

Stanley E. Jensen

The Chairman declared a quorum present.

Robert L. Rumsey, Executive Director, and staff members were also present.

Also present were Esther Marks, League of Women Voters of San Francisco; W. Gene Mays, Charles H. Lundquist, and E. W. Christman, Continental Airport Center, Inc.; Marc Goldstein, Skidmore, Owings, and Merrill; Paxton Beall, Cathedral Hill Medical Center; Earl Warren, Earl Warren and Associates and Willie Bradley, American Building Maintenance, Inc.

Representing the press were Larry Liebert, San Francisco Chronicle; Donald Canter, San Francisco Examiner; and Nancy Dunn, San Francisco Bay Guardian.

APPROVAL OF MINUTES

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the minutes of a Regular Meeting of February 26, 1974 and the minutes of an Executive Meeting of February 26, 1974, as distributed by mail to the Members, be approved.

SPECIAL APPEARANCES

Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 3722-B, Yerba Buena Center Approved Redevelopment Project Area

- (a) Chairman Kaplan opened the public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 3722-B in Yerba Buena Center Approved Redevelopment Project Area. Chairman Kaplan noted the presence in the audience of Mr. Charles H. Lundquist, President of the Continental Airport Center, Inc. and asked if he had any comments. Mr. Lundquist indicated that he had no formal statement to make but would be pleased to respond to any questions the Members might have. There being no persons wishing to appear in connection with the matter, the Chairman declared the public hearing closed.



REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Robert L. Rumsey reported to the Members on the following matters:

- (a) The national drive for urban renewal funding has resulted in a large number of people from communities across the country going to Washington, D.C. to present the need for release of all the FY 1974 funds and press for an appropriation to carry the program through FY 1975. It is hoped that the representation of so many interests will cause the Congress and the Administration to take steps to provide funds.
- (b) The Agency staff and Mr. Rumsey met with members of the Chinatown Coalition, Lyman Jee of Arcon/Pacific, and the Presbyterian Church in Chinatown in an effort to negotiate a sponsorship of the Chinatown housing project. These meetings have continued over a period of two months and an agreement has been reached that a joint sponsorship would be undertaken by Arcon/Pacific and the Presbyterian Church in Chinatown. In response to Chairman Kaplan's inquiry, Mr. Rumsey indicated that the Chinatown Coalition had rejected all four of the previous sponsors.
- (c) Mr. Rumsey indicated that there would be a farewell luncheon for Mr. William A. Kellar, Area Director of Western Addition A-2, on March 8, 1974 at the Suehiro Restaurant in the Japanese Cultural and Trade Center. The Members are invited to attend.

NEW BUSINESS

- (a) Resolution No. 53-74 approving the disposition price and method of sale; ratifying publication of notice of public hearing; authorizing acceptance of offer to purchase and execution of agreement for disposition and other conveyance instruments all in connection with the sale of Parcel 3722-B, Yerba Buena Center Approved Redevelopment Project Area D-1.

This item was the subject of the public hearing and concerns disposition of Parcel 3722-B in Yerba Buena Center to the Continental Airport Center, Inc. for \$1,377,500, or \$20 per square foot, for 68,875 square feet of land. The Continental Airport Center, Inc. is a wholly owned subsidiary of the Continental Development Corporation which is just completing the development of the Crocker Bank Center at Fifth and Howard Streets.

Mr. Rumsey recalled that this parcel was first offered five years ago and steps were taken to dispose of the property to the Del Monte Corporation but the transaction was never completed because continuing litigation in Yerba Buena Center caused Del Monte to withdraw its interest. Continental Airport Centers, Inc. proposes to construct two buildings, one a ten-story and the other a twenty-four story building, each totaling approximately 500,000 gross square feet. The entire parcel will be conveyed upon commencement of the first phase scheduled to begin in mid-1975 and the second phase building must be under construction within two years of the recording of the deed. Total construction cost is estimated at \$40 million.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

In response to Mr. Solvin's inquiry, Mr. Rumsey indicated that Continental had made a five percent deposit and would have its architectural firm of Skidmore, Owings and Merrill proceed with development of final plans.



NEW BUSINESS (continued)

Mr. Solvin expressed concern that the project could be delayed and the firm abandon its development plans, but Mr. Rumsey explained that the land would not be conveyed until the owners had made a substantial investment in final plans and working drawings and also in the provision of evidence that financing was available to start the development. By the time the firm reached this step it would have over \$1 million invested.

- (b) Consideration of authorization to advertise Site Clearance and Demolition Contract No. 10, India Basin Industrial Park Approved Redevelopment Project.

This concerns the advertisement of Site Clearance and Demolition Contract No. 10 in India Basin Industrial Park Approved Redevelopment Project for demolition of three concrete structures, two wood-frame structures, two metal sheds and clearance of slab foundations, plus 520 timber piles which were part of the James Allen Meat Company property.

MOTION: It was moved by Mr. Solvin, seconded by Mr. Mosley, and unanimously carried that Site Clearance and Demolition Contract No. 10 in India Basin Industrial Park Approved Redevelopment Project be advertised for bids.

- (c) Resolution No. 57-74 selecting the First Enterprise Bank, San Francisco, as the depository for a trustee account in connection with deposits received as security for performance of land disposition agreements in Project No. 57-III, India Basin Industrial Park, and designating and authorizing certain personnel to administer same.

The Agency has received a deposit from the DeNarde Construction Company in connection with an owner participation agreement to develop a land parcel in India Basin Industrial Park. Over the life of the project deposits are expected to total \$350,000 and since there is no bank account for such deposits it is recommended that the First Enterprise Bank, San Francisco, be designated as a depository for India Basin Industrial Park Trust Deposits. A month ago a similar account was opened with this minority owned bank for Diamond Heights deposits.

ADOPTION: It was moved by Mr. Solvin, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (d) Resolution No. 59-74 approving and authorizing the Executive Director to execute Change Order No. 8-1 to Site Improvement Contract No. 8, Hunters Point Approved Redevelopment Project Area NDP A-5.

This represents a change order for \$8,818 to Site Improvement Contract No. 8 in Hunters Point Approved Redevelopment Project to perform grading and drainage work required by the Department of Public Works and for construction of miscellaneous street modifications as requested by the City Planning Commission in order that through or fast traffic may be discouraged in the vicinity of the Hunters Point School.

ADOPTION: It was moved by Mr. Solvin, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.



NEW BUSINESS (continued)

- (e) Resolution No. 58-74 granting to Golden Gate Associates, a limited dividend redeveloper, exclusive right to negotiate for the purchase of Moderate-Priced Private Housing Site No. 15 in Western Addition Approved Redevelopment Project Area A-2 for a period of thirty days; and thereafter authorizing the Executive Director to extend said right for an additional period of up to sixty days.

Mr. Rumsey recalled that in July 1973 on recommendation of Agency staff the Members had allowed the sponsorship of Moderate-Priced Private Housing Site 15 in Western Addition A-2 to lapse because of the sponsor's unsatisfactory progress on the project. At that time the recommendation was also made that if the sponsor could reconstruct his organization and give evidence of his ability to proceed, the Members would be asked to reinstate the sponsorship of Mr. Paxton Beale. Mr. Beale proposes to continue as the sponsor, however, he has requested that the name of Golden Gate Associates, a limited dividend corporation, be substituted instead of the Beale Eye Foundation. Mr. Rumsey indicated that Mr. Beale has strengthened his efforts by bringing in a competent contractor with a good record on Agency work and has also obtained a firm construction estimate, as well as retaining experienced housing management and mortgage consultants. He has filed an amended application for firm commitment and pledged his intent to advance any equity capital required by the Federal Housing Administration.

Mr. Rumsey recommended that exclusive negotiating rights be granted for a period of thirty days, after which time the extension of said rights for an additional thirty-day period, not to exceed sixty days, would be granted at the sole discretion of the Executive Director. Extension of the rights would be contingent upon Mr. Beale's filing a building permit application, his submission of final management and affirmative action plans, and on reports from FHA examiners regarding the general acceptability of the amended application for mortgage insurance. Mr. Solvin inquired how many units were involved, and Mr. William G. Waterhouse, Director of Project Development, indicated that 76 units would be constructed of Section 236 family housing and that Bankers Mortgage would provide the financing. Mr. Beale indicated that Bankers Mortgage was a subsidiary of the Transamerica Corporation and that a construction or interim loan would be provided. Mr. Rumsey indicated that the matter would come before the Members again for conveyance after Mr. Beale has received his commitment and that the negotiating rights would give him security to proceed to spend money on building permits.

ADOPTION: It was moved by Mr. Solvin, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (f) Resolution No. 61-74 authorizing the Executive Director to enter into a contract for janitorial services at the Western Addition Area A-2 Site Office.

Authorization is requested to award a janitorial contract to the low bidder, American Building Maintenance, Inc. for \$900.53 per month for maintenance of the Western Addition A-2 Site Office. Mr. Rumsey indicated that the previous contract had been cancelled due to continuing unsatisfactory performance by the contractor and that the Members directed that the contract be readvertised





NEW BUSINESS (continued)

with particular emphasis placed on solicitation of bids from community-based minority firms. The following bids were received in addition to that of American Building Maintenance: L. Pollard and Sons for \$950; Original Choice Maintenance Co. \$960; Earl Warren and Associates \$1,000; Paul Jackson Maintenance Co. \$1,100; and Robert Lee Smith \$1,400.

Mr. Wilbur Hamilton, Assistant Executive Director for Administration, indicated that L. Pollard and Sons and the Original Choice Maintenance Co. were minority firms on the fringe of the Western Addition A-2 Project and that Earl Warren and Associates were from the project area. He indicated the difficulty in awarding the contract to a firm other than the low bidder under these circumstances, especially since the American Building Maintenance has a good record of hiring community residents. Mr. Solvin inquired whether American Building Maintenance would hire people from Western Addition A-2. Mr. Willie Bradley of the American Building Maintenance came forward and indicated that three men would be employed at the union scale of \$4.20 an hour and that some would be from the community. Mr. Silva inquired whether any apprentices would be hired and trained, and Mr. Bradley responded that this was not contemplated since his men were already experienced. Mr. Silva indicated that American Building Maintenance had bid \$1,100 for the contract the previous August and inquired if the present lower bid reflected a decrease in the quality of the work. Mr. Bradley replied that there was less work because of staff layoffs at Western Addition and he indicated that he had refunded the unused portion of the monthly payment. Mr. Hamilton confirmed that the janitorial work was lessened and that money had been refunded to the Agency. Mr. Silva suggested that the price was lowered when the minority contractor came in and brought it to the attention of the Agency. Mr. Hamilton indicated that the decrease in work occurred between bids which did not occur before the bids were taken in August 1973.

**MOTION:** It was moved by Mr. Solvin that the resolution be adopted. Chairman Kaplan seconded the motion. Mr. Silva indicated that he objected and Mr. Solvin withdrew his motion. Mr. Silva indicated that consideration should be given to the fact that the second and third low bids were both minority firms and the fourth low bid was from a firm located in the project area. Mr. Solvin noted that the firm with the low bid of \$900.53 would use minority employees and he felt this fulfilled the affirmative action objectives. Mr. Solvin inquired how many hours the men worked, and Mr. Bradley responded that they worked four hours, or twelve man-hours, each night on a basis of twenty-three working days a month. Mr. Solvin noted the firm was losing money at the contract level of \$900 a month if based on approximately 260 hours at \$4.20 an hour. Mr. Rumsey recommended that the item be laid over for one week. In response to the Members' suggestion that the contract again be put out to bid, Mr. Rumsey expressed concern that if this matter continues to go to bid interested parties would not bid on it further.

Mr. Earl Warren of Warren and Associates came forward and indicated that he was the fourth low bidder and had tried for four years to get work from the Agency. He noted that his firm was in the project area and needed the work. Mr. Solvin inquired why the other firms had underbid him and Mr. Warren indicated his belief that he paid his men more money and employed older people that were able to work but had difficulty. Mr. Hamilton indicated that there had been no complaint with the quality of work performed by the American Building



NEW BUSINESS (continued)

Maintenance, Inc. Mr. Warren indicated that his firm had been active in the area since 1923. Mr. Solvin pointed out that the Agency had to seek the low bid. Mr. Rumsey indicated that the item would be held over for one week.

- (g) Resolution No. 60-74 authorizing the Executive Director to request supplemental appropriation from the Board of Supervisors.

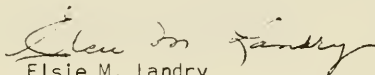
This concerns a \$15,000 supplemental appropriation request to the Board of Supervisors to pursue efforts for adequate urban renewal funding for the fiscal year of 1975. Mr. Rumsey indicated that \$12,000 was appropriated by the Board of Supervisors last year to work to increase the \$137.5 million appropriation recommended by the Administration. Largely as a result of these efforts, \$600 million was appropriated by Congress. San Francisco needs \$62 million to complete its existing renewal projects. Presently, an effort is being made to seek release of the \$600 million. This supplemental appropriation would be spent on items related to this drive.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Solvin, and unanimously carried that this resolution be adopted.

ADJOURNMENT

It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that the meeting be adjourned to executive session. The meeting adjourned at 4:20 p.m.

Respectfully submitted,

  
Elsie M. Landry  
Assistant Agency Secretary



*Minutes*  
MEETING OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
12TH DAY OF MARCH 1974

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 12th day of March 1974, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman  
Joe Mosley  
James A. Silva

and the following were absent:

Francis J. Solvin, Vice Chairman  
Stanley E. Jensen

The Chairman declared a quorum present.

Robert L. Rumsey, Executive Director, and staff members were also present.

Also present were Mr. R. M. Fitzmaurice, J. H. Fitzmaurice, Inc.; Lyman Jee, Arcon, Inc.; Linda Wang and Donna Yick, Chinatown Coalition for Better Housing; Lambert Choy, Presbyterian Church in Chinatown; and Willie Bradley, American Building Maintenance, Inc.

Representing the press were Larry Liebert, San Francisco Chronicle; Donald Canter, San Francisco Examiner; and Nancy Dunn, San Francisco Bay Guardian.

APPROVAL OF MINUTES

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the minutes of a Regular Meeting of March 5, 1974 and the minutes of an Executive Meeting of March 5, 1974, as distributed by mail to the Members, be approved.

SPECIAL APPEARANCES

Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 1127-J, Western Addition Approved Redevelopment Project Area A-2

- (a) Chairman Kaplan opened the public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 1127-J in Western Addition Approved Redevelopment Project Area A-2. Mr. Rumsey recommended that the hearing be continued for one week. He noted that an incident had just occurred in which damage was done to the building. A unit of the San Francisco Fire Department had mistakenly used the building for training purposes causing \$3,000 to \$5,000 damage. Mr. Rumsey indicated that an effort is being made to determine the facts in the case and ascertain the extent of damage and until that is known the proposed sale would not be in order. Chairman Kaplan indicated that the hearing would be recessed until March 19, 1974.

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REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Robert L. Rumsey reported to the Members on the following matters:

- (a) The Sparkmen Bill has passed the Senate. This bill is one of three proposals for consolidating the categorical programs which have been before the Congress for some time. The Sparkman Bill is the best of the legislation proposed, however, it still does not meet the requirements of redevelopment agencies and housing authorities for adequate funding pending a change in the program. Mr. Rumsey noted that the bill will have to be passed by the House, after which it will go to the President for signature. Since it departs substantially from the legislation proposed by the Administration there is some indication the bill may be vetoed. Mr. Rumsey stressed that the passage of this bill would not solve San Francisco's problems with respect to money to carry out its program.
- (b) Demolition is now under way on the site of the Sunflower Inn in the Nihon Machi area of Western Addition Area A-2 and construction can go forward in the near future. There was an appeal on the construction permit for this site which was denied by the Board of Permit Appeals.
- (c) Last week the Committee to Save the Murals filed an appeal on the decision of the Board of Permit Appeals to allow demolition of the Emanuel Church of God in Christ in Western Addition A-2. The hearing was postponed until next Monday.

UNFINISHED BUSINESS

- (a) Resolution No. 61-74 authorizing the Executive Director to enter into a contract for janitorial services at the Western Addition Area A-2 site office.

This item was continued from the previous meeting and concerns the award of a janitorial contract for services at the Western Addition A-2 site office. The American Building Maintenance Inc. was the lowest of six bidders at \$900.53, however, the Members requested that the staff examine the possibility of awarding the contract to a minority firm located in the project area. The firm of Earl Warren and Associates was recommended on the basis of the lowest bid received from a project based contractor. Mr. Wilbur Hamilton, Assistant Executive Director for Administration indicated that he had spoken with clients of Mr. Warren and they had commended the firm's work. Staff therefore recommends award of the contract to Mr. Warren at a cost not to exceed \$1,000 per month.

Mr. Willie Bradley of the American Building Maintenance, Inc. came forward and requested an opportunity to address the Members on the possibility of his use of a trainee program. Mr. Bradley had previously indicated that he would not use trainees; however, a tenant residing in an Agency owned building asked Mr. Bradley for work and was told by Mr. Bradley that he could be hired if the contract were awarded to Mr. Bradley's firm. Mr. Bradley indicated that this was the third time American Building Maintenance Inc. had bid on the job and that his men have been doing the work in the office. Mr. Hamilton indicated that this was a response to Mr. Silva's inquiry as to the intention to hire trainees. Based upon the references furnished by the Warren firm, it is the staff recommendation that the contract be awarded to Mr. Warren.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.





NEW BUSINESS

- (a) Resolution No. 68-74 ratifying publication of notice of public hearing; authorizing the Executive Director to enter into an agreement for disposition of land and improvements for private housing rehabilitation of Parcel 1127-J; approving disposition price; authorizing execution of a deed for conveyance of said parcel; and making certain findings and determinations therewith, Western Addition Approved Redevelopment Project Area A-2.

MOTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this item be laid over for one week.

- (b) Resolution No. 55-74 awarding Site Improvement Contract No. 9, Western Addition Approved Redevelopment Project Area A-2, to J. H. Fitzmaurice, Inc.
- (c) Resolution No. 64-74 authorizing the issuance of a departmental work order to the San Francisco Water Department for work to be performed in conjunction with Site Improvement Contract No. 9 in the Western Addition Approved Redevelopment Project Area A-2.
- (d) Resolution No. 65-74 authorizing the issuance of a departmental work order to the San Francisco Department of Public Works for services to be performed in conjunction with Site Improvement Contract No. 9 in the Western Addition Approved Redevelopment Project Area A-2.

Mr. Rumsey requested and received permission to consider these three related items together. The first item concerns award of a contract to the low bidder of four, J. H. Fitzmaurice, Inc., for \$438,550 to construct facilities for recreation and sitting areas in the four-block vacated portion of Buchanan Street. This work is provided for in the Redevelopment Plan and upon completion the City will accept the improvements and the Recreation and Park Department will maintain it. The second item concerns the issuance of a departmental work order to the San Francisco Water Department for an amount not to exceed \$36,000 to relocate and revise existing water distribution systems in Buchanan Street to allow for the construction of the mall. The third item concerns issuance of a work order to the Department of Public Works for an amount not to exceed \$12,000 for construction surveying and material testing services. Mr. Mosley expressed concern that the bids were so high and Mr. Rumsey indicated that the bids had been advertised in the usual way and funds were available to proceed. He indicated that the Western Addition Project Area Committee (WAPAC) had reviewed the items, and he recommended proceeding with the awards since costs were escalating and delay could result in even higher bids.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that these resolutions be adopted.

- (e) Resolution No. 69-74 approving and authorizing the Executive Director to execute personal services contract with Sasaki, Walker Associates, Inc. for the Buchanan Street Park in the Western Addition Approved Redevelopment Project Area A-2.

Mr. Rumsey indicated that this item was related to the Buchanan Street construction and concerns award of a contract for landscape architectural services for inspection during construction of the mall to Sasaki, Walker Associates, Inc. at a cost not to exceed \$7,122. This firm has designed the mall but at the



NEW BUSINESS (continued)

time the design contract was executed it was contemplated that the Recreation and Park Department would construct the improvements with Agency funds and contract directly for the inspection services; therefore, such services were not included in the original agreement with Sasaki, Walker Associates, Inc. It was later determined after discussions with the Recreation and Park Department that it would be more expedient if the Agency administered the construction and related inspection contracts. This contract would insure that the design by Sasaki, Walker Associates, Inc. would be followed. Mr. Silva inquired about the relation of this contract to the proposal to contract with Michael Painter and Associates for technical advice and consultation in review of landscape design submissions on all project areas. Chairman Kaplan indicated that generally it was the responsibility of a design firm to provide inspection services. Mr. Rumsey concurred but explained that at the time of contracting with Sasaki, Walker it was anticipated that the inspection would be contracted for by the City, therefore, it was not part of the original design contract. Mr. Rumsey indicated that in regard to the proposed contract with Mr. Michael Painter, there was no landscape architect on the Agency staff and Mr. Painter's contract would entail advising staff on development reviews which was different than inspection work.

Mr. Rumsey indicated that this is an eligible project expense and the Agency is funded for this work, therefore approval of the contract was recommended.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (f) Resolution No. 71-74 granting jointly to the Presbyterian Church in Chinatown and Arcon, Inc. exclusive negotiating rights for 120 days for the purchase of the project area of the proposed Stockton-Sacramento Redevelopment Project.

Mr. Rumsey indicated his pleasure in recommending that exclusive negotiating rights be granted to the Presbyterian Church in Chinatown and Arcon, Inc. for 120 days to develop housing and related nonresidential uses in the Stockton-Sacramento project. Mr. Rumsey recalled that proposals for sponsors were solicited about six months ago and submittals were received from four different groups. The Chinatown Coalition for Better Housing, the project area committee, reviewed the various submittals and in a formal action recommended to the Members that all four of the proposals be rejected and requested that Agency staff work with the Chinatown Coalition for Better Housing to develop a sponsorship group consisting of the strongest elements of the proposals received. Mr. Rumsey indicated that after many meetings differences appear to have been resolved, and the Chinatown Coalition by formal action on March 9, 1974 recommended the joint sponsorship. There has also been a preliminary meeting with the Department of Housing and Urban Development (HUD) at which it indicated a favorable reaction.

Chairman Kaplan inquired as to what was actually being given to the sponsors, and Mr. Rumsey replied this indicated exclusive sponsorship rights of the proposed moderate-priced private housing on the site which meant that both groups would spend money on architectural plans, prepare application to HUD for a letter of feasibility, and also related submissions for the proposed development. Chairman Kaplan inquired about the source of money to build the project and Mr. Rumsey replied that the housing money comes from the Section 236 insured mortgage funds. It is anticipated that it would be a mixed use development and that there would be certain commercial activities and parking included in the total complex. Arcon, Inc. is responsible for financing the private portion



NEW BUSINESS (continued)

of the project, and this is the only way in which construction can be achieved in today's market under the statutory construction limits for 236 housing. Chairman Kaplan inquired if the 236 funds had been assured of this money, and Mr. Rumsey answered affirmatively.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (g) Resolution No. 70-74 awarding Demolition and Site Clearance Contract No. 31, Yerba Buena Center Approved Redevelopment Project Area D-1, Calif. R-59, to Diversified Demolition, San Francisco, California on the basis of low bid received and authorizing the Executive Director to execute same.

This concerns award of Demolition and Site Clearance Contract No. 31 in Yerba Buena Center to the low bidder of eleven others, Diversified Demolition, for \$11,300 to demolish four buildings. This company has not previously performed any demolition work for the Agency, however, it has performed demolition work in Western Addition A-2 for Kenj Industries, Inc.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (h) Resolution No. 66-74 approving continuation of lease between the Elsie Nishkian Corporation as lessor and the Agency as lessee of premises to be used as a site office for the Yerba Buena Center Redevelopment Project, Calif. R-59.

This represents extension of the lease on the Yerba Buena Center site office for three months on a month-to-month basis until June 30, 1974 at the reduced rate of \$1,200 under the agreement with the Elsie Nishkian Corporation. The \$700 decrease is due to use of a lesser amount of floor space. It is contemplated that the site office will be moved into an Agency owned building across the street when its occupants are relocated.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (i) Resolution No. 63-74 authorizing the Executive Director to enter into an owner participation agreement with a certain property owner in Yerba Buena Center Approved Redevelopment Project Area D-1, Assessor's Block 3706, Lots 13, 13A, and 14.

This is a request for approval of an owner participation agreement with St. Patrick's Church and Rectory, represented by the Archbishop of San Francisco, to permit improvements to the structures to conform to the City's earthquake code requirements and to plant street trees and provide access facilities to the adjacent park and plaza which is part of the Central Blocks development of the Yerba Buena Center. The total cost of all work is estimated at \$90,000.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (j) Resolution No. 67-74 ratifying and approving action of the Executive Director in soliciting bids in connection with rehabilitation of multifamily barracks type buildings Nos. 21, 22, 23, 24, and 25 located in Section A, Hunters Point Approved Redevelopment Project Area.



NEW BUSINESS (continued)

This item requests authorization to contract with the next lowest qualified bidder of seven submitted, B & H Contractors, for \$12,125 to rehabilitate five barracks buildings containing fourteen units in the Hunters Point Project. The original low bidder was Delta Pe Painting Co., Inc. at \$11,000 but it was ascertained that the firm was not a licensed contractor and was therefore not eligible to receive the award. In response to the Members' inquiry, Mr. Morris Phillips, Area Director of Hunters Point, indicated that the individual in the Delta Pe Painting Company who had the contractor's license had left and it was therefore no longer a licensed firm. It was the advice of legal counsel that the award go to the next lowest bidder, B & H Contractors, who is highly recommended by those for whom the firm has worked. Mr. Phillips indicated that the schedule was tight in terms of getting the units renovated and it was recommended that the contract be awarded at the earliest possible time.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (k) Resolution No. 52-74 authorizing the Executive Director to enter into a contract with Michael Painter and Associates, landscape architects, for expert technical advice and consultation in connection with review of landscape design submissions for development proposals within Hunters Point, India Basin, Diamond Heights, Yerba Buena Center, Golden Gateway, and Western Addition Area A-2 Approved Redevelopment Project Areas.

This concerns award of a contract to Michael Painter and Associates, landscape architects, to provide consultant services to Agency staff for minor design work, review proposals of developers, and advise on street trees for an amount not to exceed \$6,000. This contract is expected to extend approximately one year and payment will be made only for actual hours expended. Mr. Silva inquired what the fee schedule was for professional work and Mr. William G. Waterhouse, Director of Project Development, indicated that the fee schedule was \$35 per hour for principal's time, \$20 for senior staff time, \$16 for senior draftsmen, \$12 for intermediate draftsmen, and \$10 for junior draftsmen.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

MATTERS NOT APPEARING ON AGENDA

- (a) Mr. Hamilton indicated that it was appropriate to note the passing of Mr. Vernon Thornton, Executive Director of WAPAC, whose funeral was held this morning at 11 a.m. Mr. Hamilton indicated that Mr. Thornton was one of the more effective and cooperative individuals in WAPAC and would be missed by all. The Members indicated their regrets.

ADJOURNMENT

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the meeting be adjourned to executive session. The meeting adjourned at 4:20 p.m.

Respectfully submitted,

*Helen L. Sause*  
Helen L. Sause  
Assistant Agency Secretary





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MEETING OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
19TH DAY OF MARCH 1974

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 19th day of March 1974, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman  
Francis J. Solvin, Vice Chairman  
Stanley E. Jensen  
James A. Silva

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and the following was absent:

Joe Mosley

The Chairman declared a quorum present.

Robert L. Rumsey, Executive Director, and staff members were also present.

Also present were Esther Marks, League of Women Voters of San Francisco; and Glen Hasenwinkle, Iconco.

Representing the press were Larry Liebert, San Francisco Chronicle; Donald Canter, San Francisco Examiner; and Nancy Dunn, San Francisco Bay Guardian.

APPROVAL OF MINUTES

It was moved by Mr. Silva, seconded by Mr. Solvin, and unanimously carried that the minutes of a Regular Meeting of March 12, 1974 and the minutes of an Executive Meeting of March 12, 1974, as distributed by mail to the Members, be approved.

SPECIAL APPEARANCES

Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 1127-J, Western Addition Approved Redevelopment Project Area A-2.

- (a) Chairman Kaplan opened the public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 1127-J in Western Addition Approved Redevelopment Project Area A-2. This hearing was recessed from last week. There being no persons wishing to appear in connection with the matter, the Chairman declared the public hearing closed.

Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 1127-I, Western Addition Approved Redevelopment Project Area A-2.

- (b) Chairman Kaplan opened the public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 1127-I, Western Addition Approved Redevelopment Project Area A-2. There being no persons wishing to appear in connection with the matter, the Chairman declared the public hearing closed.



REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Robert L. Rumsey reported to the Members on the following matters:

- (a) The escrow on the Sunflower Inn has closed and it is anticipated that construction will start within the next week.
- (b) During the week the escrow also closed on the last large parcel in Diamond Heights to Ring Brothers-Diamond Heights. The disposition price was \$520,930 and construction is estimated at \$5 million for condominium townhouses and apartments. There remains only the parcel which is under study by the Diamond Heights Neighborhood Association for a community center, the eight K lots overlooking Glen Park that are being considered by the Board of Supervisors for retention as open space, and the three parcels with maximum development potential for 90 units and 12 single-family lots which are under study by the Harding-Lawson firm.
- (c) This morning the Emanuel Church of God in Christ containing the Aaron Miller murals was demolished following the favorable ruling by the Board of Permit Appeals on the demolition permit. Two murals painted on plasterboard had been removed and are being stored at Agency expense.
- (d) Only nine tenants remain in the Central Blocks of Yerba Buena Center. They are living in four separate hotels. Chairman Kaplan inquired about the status of the lawsuits and Agency General Counsel Henry F. Davis replied that Judge Ira Brown has not ruled on the Duskin case and the City has not yet filed an answer on the Williams suit. With regard to the validation suit, Mr. Davis indicated that the Agency would move as soon as an answer is filed. In reply to Mr. Solvin's question, Mr. Davis indicated that the case has been under submission for three months and after the Judge makes a ruling it would be requested that all three cases be consolidated. Mr. Davis noted that the legal issues raised in the suits are under new statutes and the Court takes more time to dispose of such issues as compared to others which can be resolved according to precedent.

NEW BUSINESS

- (a) Resolution No. 68-74 ratifying publication of notice of public hearing; authorizing the Executive Director to enter into an agreement for disposition of land and improvements for private housing rehabilitation of Parcel 1127-J; approving disposition price; authorizing execution of a deed for conveyance of said parcel; and making certain findings and determinations therewith, Western Addition Approved Redevelopment Project Area A-2.

This was the subject of the previously recessed public hearing and concerns the sale of a Victorian home to the San Francisco Architectural Heritage Foundation for \$4,948 which in turn will convey the property to John and Lavana Leutwyler who will rehabilitate the structure. The sale has been open to question because the dwelling had been damaged, however, the purchasers still wish to acquire the property upon completion of repairs.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that this resolution be adopted.



NEW BUSINESS (continued)

- (b) Resolution No. 73-74 ratifying publication of notice of public hearing; authorizing the Executive Director to enter into an agreement for disposition of land improved with an Agency rehabilitated dwelling, Parcel 1127-1; approving disposition price; authorizing execution of a deed for conveyance of said parcel; and making certain findings and determinations therewith, Western Addition Approved Redevelopment Project Area A-2.

This item was also the subject of a public hearing and represents disposition of the third of three Agency rehabilitated buildings which comprised Offering No. 7. The minimum price concurred in by the Department of Housing and Urban Development (HUD) was \$48,000 and the high bid of twelve was \$56,600 received from Peter L. and Naomi R. Richen.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that this resolution be adopted.

- (c) Resolution No. 78-74 extending the exclusive recognition of the Pyramid Development Company as developer-candidate of the Fillmore Center for sixty days, Western Addition Approved Redevelopment Project Area A-2.

This item concerns a sixty-day extension until May 21, 1974 of the Pyramid Development Company as developer-candidate of the Fillmore Center. This extension was necessitated by the need to reevaluate the development and formulate alternative plans after withdrawal of Pyramid's anchor tenant.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

Mr. H. Welton Flynn, President of Pyramid Development Company, came forward and indicated his appreciation to the Members for the extension. He indicated that approximately 100,000 square feet would be developed for a number of small strip stores. When ready for occupancy prevailing rents will be charged. Mr. Flynn indicated that there was some litigation which is to be cleared and noted that he had been asked to evaluate the possible inclusion of housing in the area. He indicated that preliminary studies showed this to be an unfavorable use.

- (d) Resolution No. 76-74 approving and authorizing the Executive Director to execute personal services Contract HE-25 with Robert W. Hunt Company for civil engineering services in connection with the Hunters Point Approved Redevelopment Project Area, NDP A-5.

This represents award of a contract not to exceed \$10,000 to Robert W. Hunt Company for civil engineering services in Hunters Point to provide continuation of testing services to insure proper quality of concrete and other materials to be used in construction of site improvements under Site Improvement Contracts Nos. 8 and 9.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that this resolution be adopted.

- (e) Resolution No. 75-74 awarding Demolition and Site Clearance Contract No. 9, India Basin Industrial Park Approved Redevelopment Project Area, Calif. R-III, to Iconco on the basis of the low bid received and authorizing the Executive Director to execute same.



NEW BUSINESS (continued)

This concerns award of Demolition and Site Clearance Contract No. 9 to the low bidder, Iconco, for \$48,436 to demolish 17 structures and clear 12 lots in India Basin. The firm is better known under the name of Iversen Construction Company which previously performed demolition work for the Agency over a period of time. Mr. Silva requested that the item be held over one week and in response to Mr. Rumsey's inquiry asked that staff meet with him to review the firm's affirmative action program with regard to trucking. Mr. Rumsey noted that Mr. Morris Phillips, Area Director of Hunters Point, would work with him on this matter.

- (f) **Resolution** No. 72-74 authorizing the Executive Director to enter into an owner participation agreement with a certain property owner in Yerba Buena Center Approved Redevelopment Project Area D-1, Assessor's Block 3722, Lot 27.

This represents an owner participation agreement with Taylor & Ng Land Company to rehabilitate an existing building in Yerba Buena Center for an estimated \$150,000 to bring the structure up to code requirements.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

MATTERS NOT APPEARING ON AGENDA

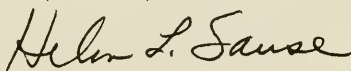
- (a) **Renegotiation** of personal services contract.

MOTION: It was moved by Mr. Jensen, seconded by Mr. Solvin, and unanimously carried that the Executive Director be authorized to renegotiate the personal services contract with Mr. David Jenkins subject to the approval of the Members.

ADJOURNMENT

It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that the meeting be adjourned. The meeting adjourned at 3:55 p.m.

Respectfully submitted,



Helen L. Sause  
Assistant Agency Secretary





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16, 1974  
MEETING OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
26TH DAY OF MARCH 1974

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 26th day of March 1974, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman  
Francis J. Solvin, Vice Chairman  
Joe Mosley  
James A. Silva

and the following was absent:

Stanley E. Jensen

The Chairman declared a quorum present.

Robert L. Rumsey, Executive Director, and staff members were also present.

Also present were Esther Marks, League of Women Voters of San Francisco; and Arnold G. Townsend, Dexter Woods, Fred Noldon, William Murdock, Richard Hays, and E. Stancel, Western Addition Project Area Committee (WAPAC).

Representing the press were Larry Liebert, San Francisco Chronicle; Donald Canter, San Francisco Examiner; and Scott Winokur, San Francisco Progress.

#### APPROVAL OF MINUTES

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the minutes of a Regular Meeting of March 19, 1974, as distributed by mail to the members, be approved.

#### SPECIAL APPEARANCES

Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel D-2(c), Diamond Heights Approved Redevelopment Project Area B-1

- (a) Chairman Kaplan opened the public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel D-2(c) in Diamond Heights Approved Redevelopment Project Area B-1. There being no persons wishing to appear in connection with the matter, the Chairman declared the public hearing closed.

Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel D-2(j), Diamond Heights Approved Redevelopment Project Area B-1.

- (b) Chairman Kaplan opened the public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel D-2(j) in Diamond Heights Approved Redevelopment Project Area B-1. There being no persons wishing to appear in connection with the matter, the Chairman declared the public hearing closed.

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REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Robert L. Rumsey reported to the Members on the following matters:

- (a) The Area Office of the Department of Housing and Urban Development (HUD) has completed its Environmental Impact Study (EIS) on Yerba Buena Center and has released the study for comment. The period of comments is thirty days and if there is nothing of serious nature during that period then the EIS can be completed within fifteen days thereafter.
- (b) The scheduled development of the Community College in the Yerba Buena Center is progressing satisfactorily and construction is scheduled to start this October.
- (c) Two of the moderate-priced private housing sites in Western Addition A-2 were closed down last week by the Black Businessmen's Association (BBA), a recently organized group including general and subcontractors who alleged that they had not been shown preference to which they were entitled under Section 3 of the Housing Act. After a lengthy meeting the BBA agreed to withdraw its picket line and a hearing will be held with the participation of the Agency, HUD, and WA-2 sponsors on the alleged grievances. The hearing is scheduled for tomorrow morning.

NEW BUSINESS

- (a) Resolution No. 80-74 approving the disposition price and method of sale; ratifying publication of notice of public hearing; and authorizing acceptance of offer to purchase and execution of agreement for disposition and conveyance instruments; all in connection with the sale of Parcel D-2(c), Diamond Heights Approved Redevelopment Project Area B-1.

This item was the subject of the public hearing and represents sale for \$13,000 of a single-family lot in Diamond Heights to Jack and Myrna Klassen for construction of their home. The price was concurred in by HUD.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Solvin, and unanimously carried that this resolution be adopted.

- (b) Resolution No. 81-74 approving the disposition price and method of sale; ratifying publication of notice of public hearing; and authorizing acceptance of offer to purchase and execution of agreement for disposition and conveyance instruments; all in connection with the sale of Parcel D-2(j), Diamond Heights Approved Redevelopment Project Area B-1.

This item was also the subject of the public hearing and concerns sale for \$13,000 of a single-family lot in Diamond Heights to Jeno E. Lorincz, doing business as Pacific Land Development Company, for construction of a single-family dwelling in the \$60,000 price range. The price was concurred in by HUD.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (c) Resolution No. 83-74 extension of funding for the Western Addition Project Area Committee.



NEW BUSINESS (continued)

This represents an extension of the Western Addition Project Area Committee (WAPAC) contract for ninety days until June 30, 1974. This date corresponds to the date funding is presently expected from HUD for the Western Addition A-2 project. The extension is subject to two conditions: (1) that WAPAC revise its by-laws to provide for a reduction of the Board from 53 to 25 members and a requirement that 13 of those be tenants and/or sponsors of moderate-priced private housing development in order to give more representation to the Board; and (2) that WAPAC develop a satisfactory plan by June 1974 for the holding of a supervised election of its new Board. WAPAC will also be required to provide progress reports on these conditions every 30 days. Mr. Rumsey indicated that WAPAC has been attentive to affirmative action programs, planning, and other matters but its effectiveness has been diluted by the size of its Board and irregularity of the members' attendance.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (d) Resolution No. 79-74 authorizing the Executive Director to execute an inter-departmental work order to Hetch Hetchy Water and Power in an amount not to exceed \$1,490 for relocation of street lighting facilities, Western Addition Approved Redevelopment Project Area A-2.

This is a work order with the Hetch Hetchy Water and Power for \$1,490 to provide relocation of a street light from the Moderate-Priced Private Housing Site 10A to an adjacent location.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (e) Consideration of authorization to advertise Site Clearance and Demolition Contract No. 55, Western Addition Approved Redevelopment Project Area A-2.

Authorization is requested to advertise Site Clearance and Demolition Contract No. 55 in Western Addition A-2 for demolition of a large five-story brick building across from the Royal Adah development. The successful bidder will salvage the bricks and be required to set up his brick yard out of the project area.

MOTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that Site Clearance and Demolition Contract No. 55 in Western Addition A-2 be advertised for demolition.

- (f) Consideration of authorization to advertise Site Clearance and Demolition Contract No. 11, India Basin Approved Redevelopment Project.

Authorization is requested to advertise Site Clearance and Demolition Contract No. 11 in India Basin for demolition of a three-story reinforced concrete building, two wood-frame structures, removal of 250 wood piles, and placement of 21,000 cubic yards of compacted back fill on the site formerly owned by the James Allan Meat Company. Mr. Solvin inquired where the company had relocated and Mr. Rumsey indicated that it had found existing facilities in Stockton, California which made it economically less desirable to relocate in San Francisco. Mr. Morris Phillips, Area Director of Hunters Point and India Basin, reaffirmed that the firm had relocated in the more modern facilities of the Armour Meat Company in Stockton.



NEW BUSINESS (continued)

MOTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that Site Clearance and Demolition Contract No. 11 in India Basin Approved Redevelopment Project be advertised.

- (g) Resolution No. 77-74 approving a joint working agreement with the City and County of San Francisco designating the Redevelopment Agency as coordinator for the construction of Phase II, Justin Herman Plaza, and authorizing the Executive Director to execute same.

This concerns execution of a joint working agreement between the City and the Agency to provide that the Agency act as coordinator of construction of Phase II of the Justin Herman Plaza in accordance with the requirements of the Redevelopment Plan. The site is partly located under freeway ramps on land owned by the California Department of Transportation and funding of the improvements will be paid from project money and funds from the Department of Transportation, Embarcadero Center, Golden Gateway, and Golden Gateway Garage. Chairman Kaplan inquired if these were the Clay-Washington ramps, and Mr. Rumsey answered affirmatively indicating that in the past there had been a proposal to build low-cost art galleries in the area for exhibition of art but there are insufficient funds to implement this plan.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (h) Resolution No. 82-74 amending Resolution No. 293-71, Embarcadero-Lower Market Redevelopment Project Area E-1.

This item concerns amendment of a resolution authorizing the design fees for the Agency portion of work in the second phase of the Justin Herman Plaza. This amendment would increase the original contract \$6,900 from \$23,600 to \$30,500 and is necessary because the fee is based on the construction budget which is larger than originally anticipated.

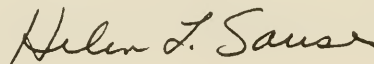
ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

Chairman Kaplan inquired about the status of the Victorian structures bought by Mr. David Kirchhoff for removal from the Western Addition A-2 area to San Francisco Port Authority land to set up a Victorian Village along the northern waterfront. Mr. William G. Waterhouse, Director of Project Development, indicated that it appeared Mr. Kirchhoff was successful in resolving matters with the Port Authority and that he will be ready to go to bid for the relocation of the structures early in May. Mr. Solvin inquired if Mr. Kirchhoff had adequate funding and Mr. Waterhouse replied affirmatively.

ADJOURNMENT

It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that the meeting be adjourned. The meeting adjourned at 4:05 p.m.

Respectfully submitted,



Helen L. Sause  
Assistant Agency Secretary





Minutes

MEETING OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
2ND DAY OF APRIL 1974

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 2nd day of April 1974, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman  
Francis J. Solvin, Vice Chairman  
Joe Mosley

and the following were absent:

Stanley E. Jensen  
James A. Silva

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The Chairman declared a quorum present.

Robert L. Rumsey, Executive Director, and staff members were also present.

Also present were Arthur McMillan, Economy Land Clearing; Richard Caesar, R. Caesar Contracting; and Charles Turner, representing Assemblyman Willie Brown.

Representing the press were Larry Liebert, San Francisco Chronicle; Donald Canter, San Francisco Examiner; Nancy Dunn, San Francisco Bay Guardian; and Scott Winokur and Dan Vorsuk, San Francisco Progress.

APPROVAL OF MINUTES

It was moved by Mr. Mosley, seconded by Mr. Solvin, and unanimously carried that the minutes of a Regular Meeting of March 26, 1974, as distributed by mail to the Members, be approved.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Robert L. Rumsey reported to the Members on the following matters:

- (a) Last Friday the State Appellate Court rendered a decision affirming the lower Court's judgment in condemnation in the Mervyn Goodman suit. Mr. Goodman has an opportunity to appeal to the State Supreme Court and assuming that a hearing will be denied him the Agency will have clear title to the property within thirty days.
- (b) In October 1973 the Agency contracted with auctioneers to dispose of Agency-owned personal property in the James Allan Meat Company in India Basin. All items have been sold and from the total sales receipts of \$251,131.35 the net sum of \$204,549.05 was realized.
- (c) There is nothing further to report on the status of occupancy in the Central Blocks of Yerba Buena Center. Seven tenants still remain but two of these are ready to move.



REPORT OF THE EXECUTIVE DIRECTOR (continued)

- (d) It was reported at last week's meeting that there had been a work stoppage in Western Addition Area A-2 affecting the Freedom West site. Two meetings have been held with the Black Businessmen's Association to hear their grievances and it was mutually agreed that a further hearing would be conducted today. The meeting was attended by all except the Black Businessmen's Association which sent a letter expressing its dissatisfaction with the discussions and indicating that it would not participate in future meetings and that it would also resume picket action. Mr. Rumsey indicated that the sponsors, AME Bethel Church and Jack Baskin, have decided to seek a court injunction to prevent the resumption of picketing. Mr. Rumsey indicated that Interruptions of work on these projects which have such delicately balanced financing cannot be afforded and recommended that the Agency join with the principals in their court action in the manner recommended by Agency General Counsel Henry F. Davis. He noted that Western Addition Project Area (WAPAC) has also indicated it will join in support of an injunction.

MOTION: It was moved by Mr. Solvin, seconded by Mr. Mosley, and unanimously carried that the Executive Director be authorized to join with the sponsors, contractors, and attorneys of the Freedom West development in seeking an injunction against the Black Businessmen's Association's picket action.

- (e) Resolution No. 92-74 commending Mary Cathrell for her devotion and service on the occasion of her twentieth anniversary in Agency service.

Mr. Rumsey indicated that Miss Mary Cathrell has completed twenty years service with the Agency, and he commended her for her diligence and recommended that the Members acknowledge her efforts by resolution. A copy of this resolution will be given to Miss Cathrell as a token of the esteem in which the Members and staff of the Agency hold her.

ADOPTION: It was moved by Mr. Solvin, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

UNFINISHED BUSINESS

- (a) Resolution No. 75-74 awarding Demolition and Site Clearance Contract No. 9, India Basin Industrial Park Approved Redevelopment Project Area, Calif. R-III to Iconco on the basis of the low bid received and authorize the Executive Director to execute same.

This item was held over at the request of Mr. Silva who wished further information regarding the affirmative action program of the Iconco firm. Mr. Silva has been provided with this information and has indicated that the firm's proposals are satisfactory. It is recommended that the Demolition and Site Clearance Contract No. 9 be awarded to Iconco for \$48,436 to demolish seventeen structures and clear twelve lots in India Basin. The firm had previously performed work for the Agency under the name of Iversen Construction Company.

ADOPTION: It was moved by Mr. Solvin, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.



NEW BUSINESS

- (a) Resolution No. 86-74 authorizing Executive Director to grant right of entry to the City and County of San Francisco for purpose of commencement of construction of a new connector street between Tehama and Clementina Streets in Block 3735, Yerba Buena Center Approved Redevelopment Project Area D-1.

This concerns the granting of a right of entry to the City and County of San Francisco in order to start construction of a connector street between Tehama and Clementina Streets in Yerba Buena Center to provide access to adjacent properties necessitated by the closing of a portion of Tehama Street. This entry is to permit construction prior to actual conveyance of the land, and no compensation is involved. Mr. Quintin McMahon indicated that the new street would be for vehicular access to adjacent properties. Mr. Rumsey noted that this was in accordance with the Redevelopment Plan.

ADOPTION: It was moved by Mr. Solvin, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted

- (b) Consideration of authorization to advertise Site Clearance and Demolition Contract No. 32, Yerba Buena Center Approved Redevelopment Project Area.
- (c) Consideration of authorization to advertise Site Clearance and Demolition Contract No. 33, Yerba Buena Center Approved Redevelopment Project Area.

Chairman Kaplan indicated that these items would be considered together. The first item concerns Demolition and Site Clearance Contract No. 32 for demolition of three hotels in the Central Blocks of Yerba Buena Center. The West Hotel with three tenants remaining, the Rex Hotel with two tenants, and the Rock Hotel which is vacant will be demolished as the occupants are relocated. One vacant building on the Taylor Woodrow site is also included. The second item is Demolition and Site Clearance Contract No. 33 for demolition of the Milner Hotel. This is the fourth remaining hotel in the Central Blocks which has two tenants who will be relocated.

MOTION: It was moved by Mr. Solvin, seconded by Mr. Mosley, and unanimously carried that Site Clearance and Demolition Contracts 32 and 33 in Yerba Buena Center Approved Redevelopment Project Area be advertised.

- (d) Consideration of authorization to advertise Site Clearance and Demolition Contract No. 56, Western Addition Approved Redevelopment Project Area A-2.

This is a request for authorization to advertise Demolition and Site Clearance Contract No. 56 in the Western Addition A-2 to include 29 buildings on 27 properties and 11 other buildings which are occupied by 8 residential and 7 commercial tenants. These occupied buildings are on priority sites, including Moderate-Priced Private Housing Site 17 and also parcels in the Nihon Machi.

MOTION: It was moved by Mr. Solvin, seconded by Mr. Mosley, and unanimously carried that Site Clearance and Demolition Contract No. 56 in the Western Addition Approved Redevelopment Project Area A-2 be advertised.

- (e) Resolution No. 84-74 ratifying and approving the action of the Executive Director in soliciting bids in connection with Site Improvement Contract No. 12A, Western Addition Approved Redevelopment Project Area A-2, awarding said site improvement contract to Valentine Corporation on the basis of low bid received, and authorizing execution thereof.



NEW BUSINESS (continued)

- (f) Resolution No. 88-74 authorizing the Executive Director to execute an inter-departmental work order to Hetch Hetchy Water and Power in an amount not to exceed \$1,500 for relocation of a municipal railway transit pole, Western Addition Approved Redevelopment Project Area A-2.

Chairman Kaplan indicated that these items would be considered together. The first item deals with the award to the low bidder of two, the Valentine Corporation, for \$16,453 to install sidewalks around Moderate-Priced Private Housing Sites 14 and 19 in the Western Addition A-2 project. This is the result of a rebid of a contract rejected by the Members on January 22, 1974. Mr. Rumsey noted that the second item concerned an authorization for a work order to Hetch Hetchy Water and Power to relocate a power pole in order to clear a driveway entrance to Moderate-Priced Private Housing Site 19, and should be done in conjunction with the sidewalk work. Mr. Rumsey indicated that the other bidder was present and wished to comment.

Mr. Richard Caesar came forward and noted the small difference of \$15 between his bid and that of Valentine Corporation and requested consideration in the award of the contract because he was a resident of the project area. Mr. Rumsey indicated that Mr. Caesar had worked in the project satisfactorily as a sub-contractor but noted that Mr. Caesar had a problem with one or more of the unions which should be resolved. Mr. Caesar indicated this was being done. Mr. Mosley inquired how long this would take and Mr. Caesar indicated that the problem involved money and he was obtaining a loan from the Small Business Administration which he believed would be completed in about three weeks. Mr. Rumsey indicated that the work had already been delayed for sixty days and that the units would soon be ready for occupancy.

Mr. Gene Suttle, Area Director for Western Addition A-2, indicated that both developments were ready for rent-up and installation of sidewalks was necessary. Mr. Redmond Kernan, Chief of the Engineering Division, indicated that the Agency was obligated to take the low bid under State law. Agency General Counsel Henry F. Davis confirmed that the State statute is clear that award should be made to the low bidder to the maximum extent legally feasible. Mr. Davis noted that in this case the Agency's liability would be limited to \$15 for damages since the low bidder cannot obtain more than what he bid on the job. Mr. Mosley suggested that the item be held over so that the contractor from the project area would have an opportunity to resolve his problems and do the job. In response to Mr. Solvin's question, Mr. Rumsey indicated that on the basis of Mr. Davis's advice, the staff had no option but to continue to recommend award to the low bidder. He indicated that 11 contractors had two opportunities to bid this job and delay was critical to rent-up of these developments.

- (e) ADOPTION: It was moved by Mr. Solvin. Chairman Kaplan turned the Chair over to Vice Chairman Solvin. Mr. Kaplan seconded the motion that this resolution be adopted. Mr. Kaplan resumed the Chair, and on roll call the following voted "Aye":

Mr. Kaplan  
Mr. Solvin

and the following voted "Nay":

Mr. Mosley





NEW BUSINESS (continued)

and the following abstained:

None

The Chairman thereupon declared the motion carried.

- (f) ADOPTION: It was moved by Mr. Solvin, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.
- (g) Resolution No. 90-74 amending the contract with Cal State Patrol Service, Western Addition Approved Redevelopment Project Area A-2.

This represents amendment of the existing Cal State Patrol Service contract to provide an additional patrolman on a 24-hour basis, seven days a week, plus overhead and costs totaling \$17,000 which increases the contract to \$49,124 through September 1974. The San Francisco Police Department has advised the Agency of the need and advisability of a two-man patrol, in order to provide more effective surveillance. Mr. Rumsey commented on the professional quality of the services provided by Cal State Patrol Service.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Solvin, and unanimously carried that this resolution be adopted.

- (h) Resolution No. 91-74 approving the expenditure of \$1,375 for on-siting Yamato Auto Repairs and expenditure of \$7,458.12 for on-siting of Wong's Bait and Tackle Shop from the Nihonmachi Development in the Western Addition Approved Project Area A-2.

This concerns approval of temporary on-site moves and payment of costs based on the lowest of three bids received for each move. The businesses being relocated are Yamato Auto Repair from 1580 Post to 1899 Bush Street by Checker Van and Storage for \$1,375 and Wong's Bait and Tackle Shop from 1588 Bush to 1727 Laguna Street by Saagan Moving & Storage Company for \$7,458.12. The Department of Housing and Urban Development (HUD) has approved these costs.

ADOPTION: It was moved by Mr. Solvin, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (i) Resolution No. 87-74 authorizing the Executive Director to terminate the contract with B & H Contractors for the rehabilitation of barracks buildings A-21, 22, 23, 24, and 25 in the Hunters Point Approved Redevelopment Project Area and approving payment to B & H Contractors for services performed.

This concerns termination of a \$12,125 contract with B & H Contractors for renovation of five war-time structures and payment to the contractor of \$2,022.25 for work performed. The Members awarded this contract on March 12, 1974 but when the contractor began work the job site was picketed by members of the Painter's Union, Local No. 4 and the contractor stated he could not complete the job as bid and therefore requested release from the contract. The contractor had already performed some preliminary work and any remaining work to be performed will be added to subsequent contracts. Discussion followed on the reasons for paying for the work already completed. Mr. Rumsey indicated that the contract provides in the event of cancellation for payment of costs incurred for any work performed. Mr. Davis concurred indicating that the alternative would involve suing the contractor for breach of contract because



NEW BUSINESS (continued)

of nonperformance but this would take time and defeat the Agency's purpose by delaying the project. Any work performed would be deducted from subsequent contracts. Mr. Rumsey indicated that it was important to expedite renovation of the buildings for rehousing people. Mr. Morris Phillips, Area Director for Hunters Point, indicated that it was in the interest of the Agency to do this work quickly and reaffirmed that payments would be only for work performed.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Solvin, and unanimously carried that this resolution be adopted.

(j) Resolution No. 89-74 travel authorization.

This is an authorization for Mr. Arthur F. Evans, Deputy Executive Director, to travel to Washington, D.C. to attend meetings being held by the National Association for Housing and Redevelopment Officials (NAHRO) on April 7-9 and April 17-20, 1974. Mr. Evans is a member of the NAHRO Board of Governors, as well as a member of the NAHRO Development and Redevelopment Subcommittee on Legislation and the Subcommittee meeting will take place April 8, while the Board of Governor's meetings begin on April 18. Only one trip to Washington is involved because Mr. Evans will be on holiday in Florida and will travel from there to attend the April 8 meeting.

Mr. Solvin inquired if reports were submitted on these trips, and Mr. Rumsey answered affirmatively indicating that he would send copies to the Members. Discussion followed on the role of NAHRO.

ADOPTION: It was moved by Mr. Solvin, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

MATTERS NOT APPEARING ON AGENDA

(a) Resolution No. 94-74 approving rejection of all bids received in connection with alterations to Agency offices located in the Hunters Point Redevelopment Project.

Mr. Rumsey requested Mr. Morris Phillips to report on this recommendation that all bids received in connection with alterations to two barracks-type buildings in Hunters Point be rejected and readvertised. Mr. Phillips noted that there was a possibility of obtaining lower bids by readvertising the contract. Discussion followed on the bids submitted and Mr. Solvin expressed concern that the next bids which came in would be higher, but Mr. Phillips indicated the bids were all high. Mr. Davis recommended that all bids be rejected.

ADOPTION: It was moved by Mr. Solvin, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

ADJOURNMENT

It was moved by Mr. Mosley, seconded by Mr. Solvin, and unanimously carried that the meeting be adjourned to executive session. The meeting adjourned at 4:50 p.m.

Respectfully submitted,

*Helen L. Sause*

Helen L. Sause  
Assistant Agency Secretary



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*Minutes*  
MEETING OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
9TH DAY OF APRIL 1974

DOCUMENTS

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The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 9th day of April 1974, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman  
Francis J. Solvin, Vice Chairman  
Joe Mosley  
James A. Silva

and the following was absent:

Stanley E. Jensen

The Chairman declared a quorum present.

Wilbur W. Hamilton, Acting Executive Director, and staff members were also present.

Also present were Esther Marks, League of Women Voters of San Francisco; Reverends Hannibal A. Williams and Stanford M. Young, Carteze Elmore, Deacons Walter Sykes, Myrtle Johnson, Elder Vergie Sykes, Ed Soo, and Bertha Sales, New Liberation Presbyterian Church.

Representing the press were Larry Liebert, San Francisco Chronicle; Donald Canter, San Francisco Examiner; and Dan Vorsuk, San Francisco Progress.

APPROVAL OF MINUTES

It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that the minutes of a Regular Meeting of April 2, 1974 and the minutes of an Executive Meeting of April 2, 1974, as distributed by mail to the Members, be approved.

SPECIAL APPEARANCES

Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel Y-4, Hunters Point Approved Redevelopment Project Area, NDP A-5-1

- (a) Chairman Kaplan opened the public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel Y-4, Hunters Point Approved Redevelopment Project Area, NDP A-5-1. There being no persons wishing to appear in connection with the matter, the Chairman declared the public hearing closed.

Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel Y-19, Hunters Point Approved Redevelopment Project Area, NDP A-5-1

- (b) Chairman Kaplan opened the public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel Y-19, Hunters Point



SPECIAL APPEARANCES (continued)

Approved Redevelopment Project Area, NDP A-5-1. There being no persons wishing to appear in connection with the matter, the Chairman declared the public hearing closed.

Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel Y-20, Hunters Point Approved Redevelopment Project Area, NDP A-5-1

- (c) Chairman Kaplan opened the public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel Y-20, Hunters Point Approved Redevelopment Project Area, NDP A-5-1. There being no persons wishing to appear in connection with the matter, the Chairman declared the public hearing closed.

Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcels 1128-A and 1128-B, Church Site No. 7, Western Addition Approved Redevelopment Project Area A-2

- (d) Chairman Kaplan opened the public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcels 1128-A and 1128-B, Church Site No. 7, Western Addition Approved Redevelopment Project Area A-2. There being no persons wishing to appear in connection with the matter, the Chairman declared the public hearing closed.

REPORT OF THE EXECUTIVE DIRECTOR

Acting Executive Director Wilbur W. Hamilton reported to the Members on the following matters:

- (a) In response to the attempted work stoppage by the Black Businessmen's Association the Agency has joined the sponsor of the development in filing a restraining order preventing picketing. A preliminary injunction is to be heard on April 17, 1974 in Judge Clayton Horn's court.
- (b) There was a tragic accident in Hunters Point last Friday where a small child was killed on Griffith Street just outside the project area. The staff has expressed concern and sympathy to the family on behalf of the Agency.

NEW BUSINESS

- (a) Resolution No. 95-74 ratifying publication of notice of public hearing and authorizing acceptance of offer to purchase Parcel Y-4 and execution of agreement for disposition and conveyance instruments in connection therewith, Hunters Point Approved Redevelopment Project Area, NDP A-5-1.

This was the subject of the public hearing and is in connection with disposition of an Agency rehabilitated building on Parcel Y-4 to Mr. and Mrs. Edsel Banks who are holders of a certificate of preference. The Department of Housing and Urban Development (HUD) concurred-in price is \$33,000.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.





NEW BUSINESS (continued)

- (b) Resolution No. 96-74 approving the disposition price, ratifying publication of notice of public hearing and authorizing acceptance of offer to purchase Parcel Y-19 and execution of agreement for disposition and conveyance Instruments in connection therewith, Hunters Point Approved Redevelopment Project Area, NDP, A-5-1.
- (c) Resolution No. 97-74 approving the disposition price and method of sale, ratifying publication of notice of public hearing, and authorizing acceptance of offer to purchase Parcel Y-20 and execution of agreement for disposition and conveyance Instruments in connection therewith, Hunters Point Approved Redevelopment Project Area, NDP A-5-1.

Acting Executive Director Hamilton requested and received permission to consider these items together. The first concerns sale of Parcel Y-19 to Pierce Mitchell for \$20,000 and the second is the sale of Parcel Y-20 to Erma Lee Richardson for \$20,000. He noted that these transactions had been approved by the Members in December 1973, however, HUD has advised that their Federal Housing Administration staff has revised its appraised disposition value of each parcel from \$22,500 to \$20,000. The same purchasers will therefore consummate the sale of these single-family rehabilitated dwellings at the lesser price.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that these resolutions be adopted.

- (d) Resolution No. 54-74 authorizing the Executive Director to Execute Change Order No. 1 to Personal Services Contract No. HE-18 with Royston, Hanamoto, Beck and Abey in connection with the Hunters Point Approved Redevelopment Project Area NDP A-5.

This is a request for a change order to the landscape contract with Royston, Hanamoto, Beck and Abey to provide inspection services for Site Improvement Contract No. 8 in Hunters Point. There is an unexpended contract balance of \$5,000 from this firm's work on Contract No. 7 and no increase in the existing maximum compensation of \$10,000 will be necessary. In response to Mr. Silva's question, Mr. Hamilton noted that the existing funds would be adequate to provide the necessary services.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (e) Resolution No. 102-74 ratifying and approving action of the Executive Director in soliciting bids in connection with rehabilitation of multifamily barracks-type buildings Nos. 10, 12, 14, 18, 19, 20, 22, 23, and 25 located on Section A, Hunters Point Approved Redevelopment Project.

This concerns award of a contract to W. Ballard Construction Company for \$20,360 for rehabilitation of 24 apartments in nine barracks buildings in Hunters Point. Mr. Ballard, the low bidder, has performed previous work for the Agency in a satisfactory manner. This contract is part of a program to refurbish 100 units and to move tenants out of the Phase II area into better housing.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.



NEW BUSINESS (continued)

- (f) Resolution No. 99-74 approving sale of Parcels 1128-A and 1128-B, Church Site No. 7, to the Presbytery of San Francisco; ratifying and confirming publication of notice of public hearing; authorizing execution of agreement for disposition and other conveyance instruments in connection therewith, Western Addition Approved Redevelopment Project Area A-2.

This was also the subject of the public hearing and concerns conveyance of Church Site No. 7 to the Presbytery of San Francisco for \$67,500. Mr. Hamilton noted his pleasure in this transaction because it is the church of which Hannibal Williams is pastor and leader and this occasion brings to fruition many months of work. Construction is expected to start as soon as the building permit is approved and construction cost is estimated at \$300,000.

Chairman Kaplan noted the presence of Reverend Williams and asked if he wished to comment. Reverend Williams came forward and indicated that he and the Agency were old friends and adversaries, and although there had been stormy occasions in the past, both have stood for the betterment of the community as each saw it. He noted his pleasure in working with the Agency to bring this project to fruition. He introduced the following sponsors of the church: Elders Cartez Elmore and Vergie Sykes, Deacons Walter Sykes, Myrtle Johnson, and Bertha Sales, Reverend Stanford Young, and Ed Soo, architect. Reverend Williams displayed an illustration of the proposed church and indicated that it would be the first new church development built in the inner city anywhere in the United States. Chairman Kaplan thanked all for coming to the meeting.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (g) Resolution No. 103-74 approving the issuance of a departmental work order to the San Francisco Department of Public Works for the purpose of resetting curb in the Western Addition Approved Redevelopment Project Area A-2.

This is a work order with the Department of Public Works not to exceed \$3,800 for installation of 700 linear feet of curb around Moderate-Priced Private Housing Site 10B, Freedom West, in the Western Addition Area A-2. In the replacement of curb where driveways formerly existed, the City is required by the Public Works Code to charge for the cost of curb replacement and this represents actual cost of work.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (h) Resolution No. 104-74 authorizing execution of permit and hold harmless agreement with California College of Podiatric Medicine, Western Addition A-2.

This is a hold harmless agreement to be executed with the California College of Podiatric Medicine to protect it from any potential liability which might occur while the Agency is temporarily storing a Victorian structure on its property. The structure will be removed and rehabilitated by a private party. This is a rent-free agreement not expected to be in effect for more than six months.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.



NEW BUSINESS (continued)

- (i) Resolution No. 101-74 awarding Demolition and Site Clearance Contract No. 10, India Basin Industrial Park Approved Redevelopment Project Area, Calif. R-III, to G & L Trucking Company on the basis of the low bid received and authorizing the Executive Director to execute same.

This represents award of Demolition and Site Clearance Contract No. 10 in India Basin to the low bidder, G & L Trucking, for \$89,500.300 to demolish seven commercial structures on two lots in the area formerly occupied by the James Allan Meat Company. The engineer's estimate was \$102,700 and the high bid was \$149,900.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (j) Resolution No. 105-74 ratifying and approving action of the Executive Director in negotiating a contract for emergency repairs for 924 Fulton Street, Western Addition Approved Redevelopment Project Area A-2.

This is to ratify the execution of a contract with Pearson and Johnson for \$17,577 for emergency modifications and additions to the foundation of an Agency owned property at 924 Fulton Street which is to be sold later for market rate housing. The repairs were necessitated by the excavation for a new church on the adjacent site which exposed the hazardous condition of the building's foundation. Mr. Hamilton indicated that the church building could not proceed until this condition was corrected by underpinning the columns and pouring a new continuous concrete foundation along the east property line of the Agency property.

Mr. Solvin inquired if the property was to be used for rehabilitation purposes and Mr. Hamilton answered negatively. Mr. Gene Suttle, Area Director of Western Addition A-2, distributed photographs of the structure to the Members. Mr. Mosley indicated that in the future if such emergency work is needed the Chairman should be contacted. Mr. Suttle noted that an alert memorandum had been sent to the Members on March 27, 1974 concerning the situation. Mr. Solvin indicated that the expense ought to be borne by the excavating contractor, but Agency General Counsel Henry F. Davis indicated that the Civil Code states that if excavation is in excess of a depth of nine feet the contractor would be responsible, but above nine feet the property owner is responsible. He noted that in this case the excavation was above nine feet and the Agency is responsible for its property.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (k) Consideration of authorization to renew lease for five years on Agency central office at 939 Ellis Street with the Bay Area Pollution Control Board.

This is a renewal of the lease for central office space for five years with the Bay Area Pollution Control Board at a cost not to exceed 48.99¢ per square foot. The original five-year lease was for 57.4¢ per square foot which covered the cost of improvements.

MOTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the lease on the Agency's central office at 939 Ellis Street be renewed for five years with the Bay Area Pollution Control Board.



NEW BUSINESS (continued)

- (1) Consideration of payment of annual National Association of Housing and Redevelopment Officials (NAHRO) dues.

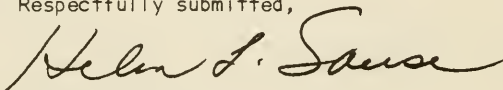
This item is a request to pay annual dues of \$1,400 to the National Association of Housing and Redevelopment Officials (NAHRO) which provides professional and legislative information useful to the Agency.

MOTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that annual payment of the National Association of Housing and Redevelopment Officials (NAHRO) dues be made.

ADJOURNMENT

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the meeting be adjourned. The meeting adjourned at 4 p.m.

Respectfully submitted,

A handwritten signature in cursive script, reading "Helen L. Sause".

Helen L. Sause  
Assistant Agency Secretary





*Minutes**San Francisco*

MEETING OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
23RD DAY OF APRIL 1974

DOCUMENTS  
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The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 23rd day of April 1974, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman  
Francis J. Solvin, Vice Chairman  
Stanley E. Jensen  
Joe Mosley  
James A. Silva

and the following was absent:

None

The Chairman declared a quorum present.

Robert L. Rumsey, Executive Director, and staff members were also present.

Also present were Robert Machin and Glenn Frese, Taylor-Woodrow of California, Incorporated; Charles Turner, representing Assemblyman Willie Brown; Homer Arons, Arons Building wrecking Company; and John Spears, San Francisco State, interested citizen.

Representing the press were Larry Liebert, San Francisco Chronicle; and Dan Vorsuk, San Francisco Progress.

#### APPROVAL OF MINUTES

It was moved by Mr. Jensen, seconded by Mr. Solvin, and unanimously carried that the minutes of a Regular Meeting of April 9, 1974, as distributed by mail to the Members, be approved.

#### SPECIAL APPEARANCES

Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcels 3750-A and C, Yerba Buena Center Approved Redevelopment Project Area D-1

- (a) Chairman Kaplan opened the public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcels 3750-A and C, Yerba Buena Center Approved Redevelopment Project Area D-1. Chairman Kaplan noted the presence of Messrs. Glenn Frese and Roger Machin of Taylor-Woodrow of California, Incorporated and inquired if they wished to comment.

Mr. Frese, attorney for Taylor-Woodrow, came forward and indicated that he would respond to any questions the Members might have concerning the proposed development. Chairman Kaplan asked when construction would start and Mr. Frese indicated that the firm would be able to proceed under the schedule in the disposition agreement. Chairman Kaplan thanked both representatives for appearing. There being no further persons wishing to appear in connection with the matter, the Chairman declared the public hearing closed.



REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Robert L. Rumsey reported to the Members on the following matters:

- (a) Three tenants remain in the Central Blocks of Yerba Buena Center. One resides in the Milner Hotel and the other two are in the West Hotel. The Rock and Rex Hotels are unoccupied. Mr. Rumsey indicated that these tenants have been offered a wide range of rehousing opportunities but they have not accepted any. Although demolition is not ready to start yet, Mr. Rumsey expressed concern that unless rehousing is accepted by these three tenants the Agency will be forced to take action to evict them. Two of the tenants are seriously delinquent in rent payments and eviction proceedings will be on this basis. Mr. Rumsey emphasized that every effort would continue to be made to offer the tenants alternate housing accommodations.

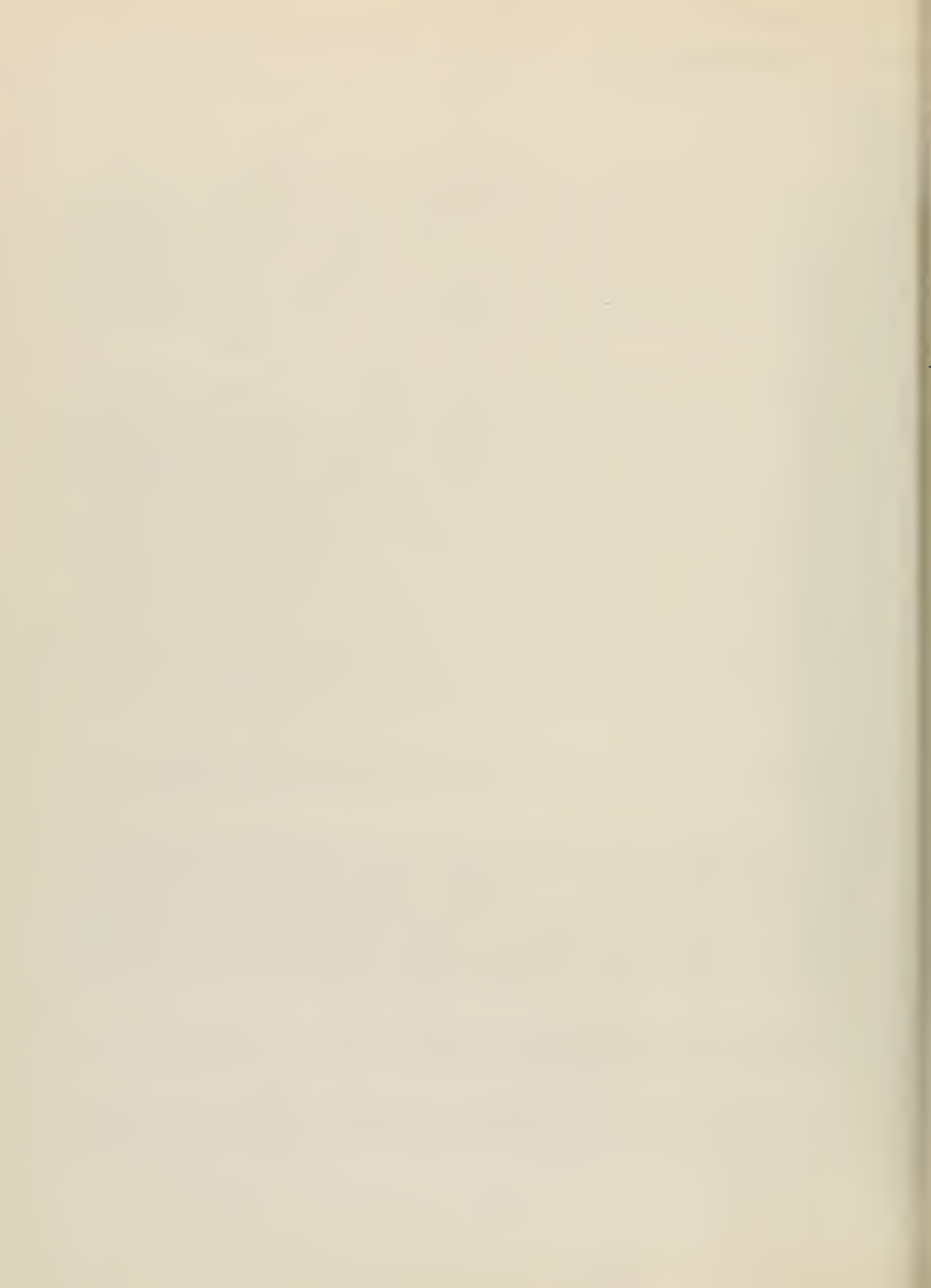
Chairman Kaplan inquired about the cost of keeping these hotels habitable, and Mr. Rumsey indicated that he could not quote the cost but there were obvious expenses involved when the Agency must turn on the furnace for one tenant who resides in the 120-room hotel. He also expressed concern about the personal hazard, as well as vandalism of these essentially vacant hotels. Mr. Jensen inquired if the Agency had authority to move the tenants, and Mr. Rumsey answered affirmatively with respect to the tenants of the West Hotel. In reply to Mr. Solvin's questions, Mr. David L. Collins, Area Director of Yerba Buena Center, indicated that the Milner Hotel tenant had a key to the front door and uses the building elevator for conveyance to his sixth floor room. He noted that Agency staff checks the building daily and has the right to evict any other persons as trespassers. Mr. Jensen asked if bad publicity was a deterrent to the relocation of these tenants, and Mr. Rumsey answered negatively indicating that they had refused proffered housing and that the Agency has the obligation to continue offering replacement opportunities, although not to the point of delaying demolition of buildings. Mr. Rumsey further indicated that a fourth tenant had moved yesterday.

MOTION: It was moved by Mr. Solvin, seconded by Mr. Jensen, and unanimously carried that a weekly report be presented to the Members on the status of relocation of the remaining tenants in the Central Blocks of Yerba Buena Center.

- (b) Mr. Rumsey indicated that the court had granted a motion to consolidate the Gerald Wright suit and validation suits. Agency General Counsel Henry F. Davis indicated that the motion for a summary judgment is still awaiting decision with regard to the suit of Alvin Duskin and William Brinton which has been pending for about three months. Mr. Solvin remarked that while this was very complex the delays were costing the Agency a great deal of money. He inquired whether a State law which required a judge to rule within 90 days was still in effect. Mr. Davis responded that he did not know.

MOTION: It was moved by Mr. Solvin, seconded by Mr. Jensen, and unanimously carried that a weekly report be presented to the Members with regard to the pending motion for summary judgment.

- (c) There will be a joint public hearing at the Board of Supervisors' Chambers on May 13, 1974 at 2 p.m. on the proposed Redevelopment Plan for the Stockton/Sacramento project.



REPORT OF THE EXECUTIVE DIRECTOR (continued)

- (d) A bid opening was held today for project notes on the Golden Gateway and Diamond Heights projects. The successful bidder for the Golden Gateway was Bank of America and Bankers Trust Company for \$3,440,000 at 5.12 per cent, with a premium of \$312. This replaces the former notes of \$7,790,000 at 4.78 per cent. Mr. Rumsey pointed out that although the interest rate was increased the amount of the loan was decreased as a result of land sale to the Embarcadero Center. The same bidders were also successful in the Diamond Heights notes for \$495,000 at 5.17 per cent, with a \$45 premium. This replaces a Federal loan of \$1,022,432 at 6.25 per cent, which is a reduction of \$600,000.
- (e) This week the Agency is conducting bus tours of its projects for representatives of the Department of Housing and Urban Development (HUD) and Agency staff to familiarize them with the project areas.

NEW BUSINESS

- (a) Resolution No. 98-74 ratifying publication of notice of public hearing for Parcels 3750-A and C and authorizing execution of agreement for disposition of land for private redevelopment and other conveyance documents in accordance therewith, Yerba Buena Center Approved Redevelopment Project Area D-1.

This item was the subject of the public hearing and represents authorization to execute a disposition agreement with Taylor-Woodrow of California, Incorporated for \$642,966 for Parcels 3750-A and C in Yerba Buena Center. Construction costs are expected to be \$10,700,000 for the eight-story commercial office building of 350,000 square feet and for parking facilities. The disposition agreement will also provide a schedule for the development.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (b) Resolution No. 109-74 approving and authorizing execution of amendment to agreement for acquisition appraisal dated October 30, 1969 with Hector R. Leslie, M.A.I., Yerba Buena Center Approved Redevelopment Project Area D-1.

This is an amendment to the \$20,000 acquisition appraisal contract with Mr. Hector R. Leslie, M.A.I. originally executed October 30, 1969 which will provide additional compensation not to exceed \$10,000 for appraisal services in connection with five additional parcels of land which may have to be acquired in the event owner participation is not obtained. Under State and Federal statutes two acquisition appraisals are required and the services of Mr. Leslie will be used along with those of Mr. William A. Welch who is presently under contract.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Solvin, and unanimously carried that this resolution be adopted.

- (c) Resolution No. 74-74 authorizing the filing of a Neighborhood Development Program annual increment application for Program No. Calif. A-5.

This requests approval to submit the Agency's 1974-74 Neighborhood Development Program (NDP) application to the Board of Supervisors for approval and to HUD for processing. The application covers the period from July 1, 1974 to June 30, 1975 inclusive and projects the expenditure of \$18.8 million, of which



NEW BUSINESS (continued)

\$15.6 million is for Hunters Point and \$3.2 million for the Stockton/Sacramento project. The Hunters Point expenditures will be primarily for site improvements in the Phase II area and the acquisition and management of properties in Stockton/Sacramento project.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (d) Resolution No. 107-74 ratifying and approving action of the Executive Director in soliciting bids in connection with rehabilitation of multifamily barracks-type buildings Nos. 1, 3, 4, 9, 11, 16, 17, 21, and 24 located on Section A, Hunters Point Approved Redevelopment Project Area.

This concerns authorization to contract with W. Ballard Construction Company for rehabilitation of twenty units in nine barracks buildings in Hunters Point for \$24,760. The work consists primarily of painting and floor covering. In reply to Mr. Jensen's question, Mr. Rumsey indicated that permanent relocation of families was dependent upon construction of Phase II housing which was delayed by the Administration's housing moratorium. These units to be refurbished are in Phase III area and would permit consolidation of families from the Phase II area. Even when the housing is started it will require approximately eighteen to twenty-four months to complete. Mr. Jensen inquired if more money were forthcoming and Mr. Rumsey answered negatively indicating that the guidelines for the proposed alternative to Section 236 housing appeared to be unworkable.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that this resolution be adopted.

- (e) Resolution No. 112-74 ratifying and approving action of the Executive Director in soliciting bids in connection with alterations to the Hunters Point/India Basin site office buildings in the Hunters Point Approved Redevelopment Project Area.

This item represents renovation of the Hunters Point/India Basin site offices to accommodate consolidation of the engineering staff plus changes in the relocation staff. The low bidder of six was Stephen K. Lee for \$11,760.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (f) Resolution No. 110-74 ratifying and approving action of the Executive Director in soliciting bids in connection with the maintenance of landscape areas and miniparks adjacent to Sites I and II in the Hunters Point Approved Redevelopment Project Area.

This is a request to contract with the American Building Maintenance for five months at \$2,579.90 per month, for a total of \$12,900, plus \$3,100 for replacement of plant materials or irrigation equipment not to exceed \$16,000. This maintenance service will be paid from the City funds. Mr. Solvin asked if the replacement of materials was a question of vandalism or natural death of the plants, and Mr. Rumsey responded that the activities of the contractor would be under the surveillance of the Agency site office staff. He also noted that the contract contained a thirty-day cancellation clause if the work was unsatisfactory.





NEW BUSINESS (continued)

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (g) Consideration of authorization to advertise Demolition and Site Clearance Contract No. 15, Hunters Point Approved Redevelopment Project Area.

This requests authorization to advertise Demolition and Site Clearance Contract No. 15 in Hunters Point for demolition of eleven wartime barracks. Mr. Silva inquired if the slabs were to be removed and Mr. Morris Phillips, Area Director for Hunters Point and India Basin, answered negatively indicating that the slabs would be left intact for the present time to avoid removal of the utilities at this time and because the removal would create drainage problems.

MOTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that Demolition and Site Clearance Contract No. 15 in the Hunters Point Approved Redevelopment Project Area be advertised.

- (h) Resolution No. 106-74 authorizing execution of agreement for reuse appraisal with Appraisal Research Company and Gimmy & Hamilton Associates in connection with the Stockton/Sacramento Redevelopment Project Area.

This concerns execution of two reuse appraisal agreements with Appraisal Research Company for \$2,500 and with Gimmy & Hamilton Associates for \$2,500 to cover the market-rate, commercial and parking area of the Stockton/Sacramento project. In response to Mr. Silva's question, Mr. Rumsey indicated that under State and Federal statutes two such appraisals were required.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that this resolution be adopted.

- (i) Resolution No. 111-74 awarding Demolition and Site Clearance Contract No. 55, Western Addition Approved Redevelopment Project Area A-2, Calif. R-54, to Arons Building Wrecking Company, on the basis of low bid received, and authorizing the Executive Director to execute same.

This is an award of Demolition and Site Clearance Contract No. 55 to the low bidder of nine, Arons Building Wrecking Company, for \$14,600 for demolition of a five-story brick building. Demolition of this building will complete clearance of a large part of the Fillmore Center and considerable salvage is anticipated from the structure.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

MATTERS NOT APPEARING ON AGENDA

- (a) Demolition of a building in Block 5236, Lot 4, India Basin Industrial Park.

Mr. Rumsey indicated that demolition would have to proceed one way or another with the James Allan Meat Company building in India Basin Industrial Park. This building was included in Demolition Contract No. 12 which was being prepared when it was fire damaged approximately two and a half weeks ago. The major fire in the structure created a hazardous condition and in order



MATTERS NOT APPEARING ON AGENDA (continued)

to remove the building as soon as possible consideration was given to the possibility that the structure be demolished by a contractor working in the area. HUD approved this method of demolishing the building if it were determined that an emergency existed. The question to be resolved is whether the Members wished to demolish this structure by change order or put it out to bid. The decision depends on determination of whether an "emergency" exists. Mr. Silva inquired if a letter had been received from the San Francisco Fire Department and Mr. Rumsey read the letter dated April 9, 1974 from Chief of the Department Keith P. Calden, as follows:

"We hereby notify the Redevelopment Agency that the premises at 1490 Fairfax Avenue, the location of a three alarm fire on March 28, 1974, Box 6457, 16:19 hours, presents a continued fire hazard as well as a danger to personnel due to the fire-weakened structure. The many openings and uncovered fire-caused holes are a constant danger to anyone entering the building. The structure should be demolished as soon as possible to avert a future tragedy."

Mr. Silva inquired if a change order had been negotiated, and Mr. Wilbur Hamilton Assistant Executive Director for Administration, indicated that estimates were solicited from the two contractors active in the area and secured in sealed statements. Mr. Morris Phillips indicated that the contractors were given a list of work items to be done and in return they provided the Agency with their estimates for doing the work. Mr. Silva asked if HUD had concurred and Mr. Hamilton indicated that HUD had concurred in the method of demolishing the building by change order. Mr. Silva expressed concern because the Fire Department letter indicated that the building was a hazard and an emergency and should be demolished immediately.

Chairman Kaplan indicated that the change order method was illegal based on the Agency General Counsel's concern that an "emergency" does not exist. Mr. Davis stated that Chief Calden had considered the building hazardous but did not indicate an emergency. Mr. Davis indicated that there was insufficient evidence upon which to make a determination that an emergency existed and in the absence of such a determination the Agency was compelled by State law to proceed with competitive bidding. Mr. Silva questioned if there were not an emergency since a child could climb the fence and injure himself or another fire could start. Chairman Kaplan indicated that Counsel had given his opinion which was the one the Members had to abide by. In response to Mr. Silva's inquiry, Mr. Redmond Kernan, Director of the Engineering Division, indicated his agreement with Chief Calden that the building was hazardous.

Mr. Jensen noted that the Agency had many hazardous buildings and that he did not wish to see anyone hurt but that he understood the reason for Counsel's determination which was based on the fact that the Members were legally compelled to put contracts out to bid. Mr. Davis indicated that it would be difficult to prove in court that an emergency existed solely on the basis of the Fire Department letter. Mr. Silva indicated that he wished the record to reflect the opinion of Counsel that the structure was not an emergency. He expressed concern about any suits involving personal injury after the warning in the Fire Chief's letter. In response to Mr. Silva's inquiry, Chairman Kaplan indicated that demolition proposals had been solicited but not negotiated. Mr. Solvin inquired how much time would be involved in following the State



MATTERS NOT APPEARING ON AGENDA (continued)

law requirement for bidding procedures, and Mr. Kernan indicated that the bids had to be advertised for two consecutive weeks and then there was a ten-day waiting period before bids were opened. It normally takes about thirty days in all.

Mr. Silva again indicated concern about the emergency aspect of the damaged building and inquired if the Members had been polled on the award of a change order if this would have more strongly indicated an emergency. Mr. Davis reiterated that he had not expressed an opinion on whether the situation was an emergency or not but that the only evidence before the Members in his opinion was insufficient to justify such a finding. Mr. Davis indicated that had the Members been polled the case would have been better but he still did not believe it was sufficient. Chairman Kaplan indicated that the Members could not be polled without HUD approval of the method. Mr. Solvin inquired how long demolition would take if the building were considered to be an emergency and if the demolition were done by change order. Chairman Kaplan responded that would be a week by change order or about three weeks by following the bidding process. Mr. Rumsey indicated that if the Members authorized advertising the demolition at today's meeting a week could be saved. Mr. Jensen indicated his interest in seeing that jobs were properly bid.

Mr. Davis again reiterated that it was his opinion that there was insufficient evidence before the Members to justify a finding of "emergency" and in the absence of such a finding all contracts of this type must be awarded by competitive bidding. In response to Mr. Silva's concerns Chairman Kaplan inquired if Counsel would defend any case of injury and Mr. Davis answered affirmatively, unless special counsel was retained. Mr. Rumsey noted that it seemed significant that on April 9, 1974 Chief Calden reported a fire which had occurred on March 28 and referred to the condition of the building only as hazardous. Mr. Silva indicated his concern that the Fire Chief's letter might be used against the Agency in any personal liability suits, and Mr. Davis indicated that in his opinion its admissibility was doubtful and would not be of any help in the event of a personal injury case. Discussion continued on the schedule required by bidding and it was determined that the demolition contract could be awarded by May 14, 1974. Mr. Rumsey inquired if the Members would consider being polled through the Chairman after the bids were received on award of the contract to the low bidder, and the item then calendared for ratification of the low bid.

MOTION: It was moved by Mr. Solvin, seconded by Mr. Silva, and unanimously carried that the demolition of the fire-damaged building on Lot 4 in Block 5236 in India Basin Industrial Park be put out to bid and the Members polled, after which the matter is to be calendared for ratification.

ADJOURNMENT

It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that the meeting be adjourned. The meeting adjourned at 4:50 p.m.

Respectfully submitted,



Helen L. Sause  
Assistant Agency Secretary



*San Francisco Minutes*

MEETING OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
30TH DAY OF APRIL 1974

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 30th day of April 1974, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman  
Francis J. Solvin, Vice Chairman  
Joe Mosley  
James A. Silva

and the following was absent:

Stanley E. Jensen

The Chairman declared a quorum present.

Robert L. Rumsey, Executive Director, and staff members were also present.

Also present were Esther Marks, League of Women Voters of San Francisco; Arnold Townsend, B. Stewart, Wade Woods, and Bill Murdoch, Western Addition Project Area Committee (WAPAC) Charlie Turner, representing Assemblyman Willie Brown; and Leroy King, Labor Assembly for Community Action (LACA).

Representing the press were Larry Liebert, San Francisco Chronicle; and Dan Vorsuk, San Francisco Progress.

APPROVAL OF MINUTES

It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that the minutes of a Regular Meeting of April 23, 1974, as distributed by mail to the Members, be approved.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Robert L. Rumsey reported to the Members on the following matters:

- (a) Yesterday Judge Ira Brown ruled on the summary judgment in the Brinton case. Judge Brown granted five of the issues leaving only three issues to be resolved. The next move is consolidation of these issues and the validation suit. There is a move to advance to trial in the validation suit.
- (b) With regard to the three remaining tenants in the Central Blocks of Yerba Buena Center, the Agency has requested the Sheriff's Office to proceed with writs of possession against the two tenants in the West Hotel. The Sheriff will contact the tenants before the end of this week. Letters were hand delivered to these tenants indicating that since they had refused the Agency's offers of permanent rehousing it was now necessary that they accept rehousing





REPORT OF THE EXECUTIVE DIRECTOR (continued)

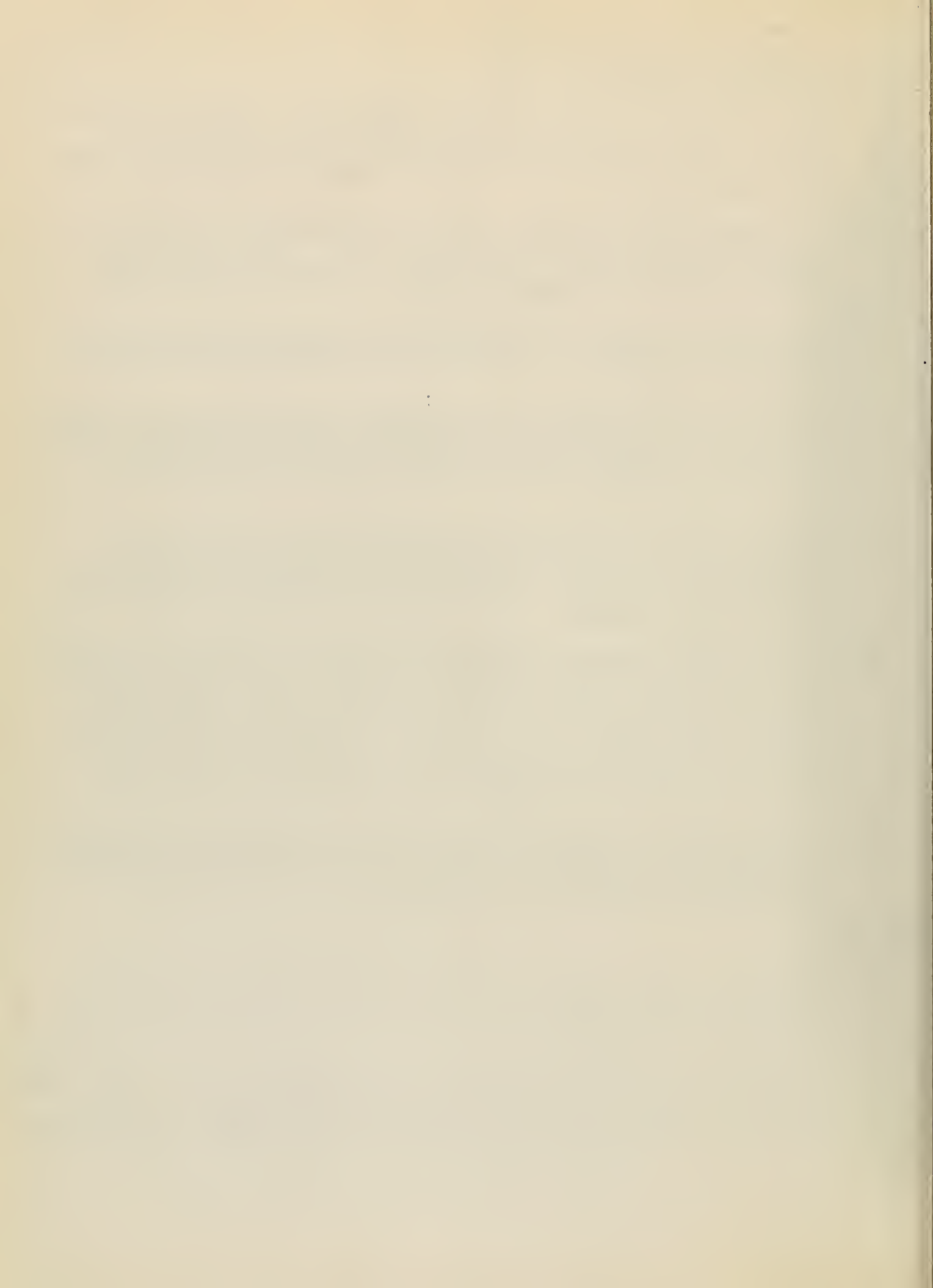
on an interim basis in one of the three hostage hotels, such as the Jessie, Mars, or Imperial, and if they failed to select one of these hotels the Sheriff's Office would remove their possessions from the West Hotel to rooms reserved at the Jessie Hotel for them. No response has been received from these tenants so far.

- (c) The Landmarks Board continued its April 23, 1974 consideration of the architectural merits of the Goodman Building until May 1, 1974 and Mr. Rumsey indicated that he had been asked to testify. Discussion followed on the content of Mr. Rumsey's proposed testimony.
- (d) May 1, 1974 at 3 p.m. is set for the celebration of the Buchanan Street Mall construction commencement. It is hoped that the Members will attend this long-awaited occasion.
- (e) The Court of Appeals has affirmed the decision of the lower court that awarded title to the St. Regis Hotel in the Yerba Buena Center to the Agency. This was the last scheduled acquisition in the project and the decision was particularly significant because the appeal was based upon the contention that value was incorrectly set.
- (f) Bids for demolition of the Allan Meat Company structure which had been damaged by fire were advertised last Friday and yesterday, and the bids will be opened on May 13, 1974. In accordance with the Members' request of the previous meeting, the Members will be polled by the Chairman on award of the contract to the low bidder.
- (g) Chairman Kaplan inquired about the remaining resident in the Milner Hotel and about the remaining commercial tenant. Mr. Rumsey indicated that the coffee shop is moving and a 30-day notice which runs out on May 2, 1974 has been issued to the residential tenant. If he has not moved by that time then a suit for unlawful detainer will be filed. In response to Chairman Kaplan's inquiry, Mr. Rumsey noted that the contract for demolition of the Milner Hotel is not on the agenda and there is thirty days within which to issue notice to proceed to the contractor.
- (h) Mr. Rumsey noted the presence of the new Executive Director of the Western Addition Project Area Committee (WAPAC), Mr. Arnold Townsend who is replacing Mr. Enos Baker who resigned, and his Deputy Director, Mr. Ben Stewart. Chairman Kaplan welcomed them to the meeting.

NEW BUSINESS

- (a) Resolution No. 108-74 approving the method of sale; approving the selection criteria for proposed user-developers, India Basin Industrial Park Approved Redevelopment Project Area.

This authorizes the method of sale of land in India Basin by direct negotiation and sets forth criteria for selection of user-developers. This criteria includes providing a framework within which restoration of the economic and social health of the project and its environs would be accomplished by private actions, stimulating and attracting private investment, and encouraging the development



NEW BUSINESS (continued)

of labor-intensive industries for the purpose of providing employment opportunities for nearby residents. Sale price of the land will be between \$1 and \$3 per square foot. A development advisory committee would also be established to advise and assist the Agency in development, and Mr. Mark Buell who is Director of the Mayor's Office of Economic Development has agreed to chair the committee. Mr. Solvin inquired when marketing would begin, and Mr. Quintin McMahon, Director of Real Estate, Marketing and Business Development responded that some development had already been done by owner-participants and the major marketing effort would begin in about ninety days.

ADOPTION: It was moved by Mr. Solvin, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (b) Resolution No. 116-74 awarding Demolition and Site Clearance Contract No. 11, India Basin Industrial Park Approved Redevelopment Project Area, Calif. R-111, to Iconco on the basis of the low bid received and authorizing the Executive Director to execute same.

This concerns award of Site and Demolition Contract No. 11 to the lowest of eight bidders, Iconco, for \$130,000 for clearance of three more Allan Meat Company buildings in India Basin Industrial Park. This is the third contract of four.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (c) Resolution No. 118-74 awarding Demolition and Site Clearance Contract No. 32, Yerba Buena Center Approved Redevelopment Project Area D-1, Calif. R-59, to Bay Cities Demolition, Richmond, California on the basis of the low bid received and authorizing the Executive Director to execute same.

This is an award of Demolition and Site Clearance Contract No. 32 to the lowest of thirteen bidders, Bay Cities Demolition, Inc., for \$18,800 for demolition of the West, Rex, and Rock Hotels in the Central Blocks of Yerba Buena Center. These hotels are vacant with the exception of the two previously mentioned tenants in the West Hotel. The high bid was \$64,924 and the Engineer's estimate was \$40,000. Discussion followed on the variation of bids in relation to the Engineer's estimates. Mr. Solvin expressed concern that the contractor bid too low and would not perform properly. Mr. Rumsey noted that the contractors were under a performance bond.

ADOPTION: It was moved by Mr. Solvin, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (d) Resolution No. 115-74 authorizing the Executive Director to enter into an owner participation agreement with a certain property owner in Yerba Buena Center Approved Redevelopment Project Area D-1, Assessor's Block 3752, Lot 11.

Authorization is requested to execute an owner-participation agreement with Walter E. and Margaret A. Swarthout who will rehabilitate their property at 370 Fourth Street in the Yerba Buena Center project area. Improvements for their commercial photography studio include strengthening for seismic requirements, installation of automatic fire sprinkler system, and improvements to the exterior by painting, graphics, and street tree planting, for an estimated cost of \$35,000.



NEW BUSINESS (continued)

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (e) Resolution No. 117-74 approving extension of the exclusive negotiating rights on the sale of a site to displaced church groups in the Western Addition Approved Redevelopment Project Area A-2.

This is a request for extension of exclusive negotiating rights for 120 days until August 2, 1974 for the Little Zion Baptist Church on Church Site 4 in the Western Addition A-2 area. The church is in the final stages of design and has submitted working drawings for building permit review. Mr. Rumsey noted that a second church, the Mount Zion Missionary Baptist Church, has chosen not to request an extension of its negotiating rights for Church Site 1.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Solvin, and unanimously carried that this resolution be adopted.

- (f) Resolution No. 114-74 authorizing attendance at seminar and travel in connection therewith.

This is a request for travel authorization for attendance of two legal staff members at a seminar of the American Bar Association on Real Estate Condominium and Planned Unit Development to be given in Los Angeles on May 2, 3, and 4, 1974. The registration fee per person for the course is \$225 and funds are available.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Solvin, and unanimously carried that this resolution be adopted.

MATTERS NOT APPEARING ON AGENDA

- (a) Resolution No. 120-74 travel authorization.

This item requests authorization for Mr. Arthur F. Evans, Deputy Executive Director, to travel to Washington, D.C. on May 6-7, 1974 to aid in testimony on renewal funding needs before the House Appropriation Committee. Mr. Evans will be substituting for Mr. John H. Jacobs, Chairman of the National Committee for Renewal Funding, who received an invitation from the office of Congressman Edward P. Boland to testify on pending legislation. Mr. Jacobs is unable to attend and has asked Mr. Evans to appear for him.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Solvin, and unanimously carried that this resolution be adopted.

- (b) Resolution No. 121-74 substituting the Labor Assembly for Community Action as the community developer of MPPH Site 5, Block 748, and MPPH Site 17, Block 754, in the Western Addition Approved Redevelopment Project Area A-2.

Mr. Rumsey indicated that the Members had been alerted on April 1, 1974 to the potential need to assign a new community co-sponsor for MPPH Sites 5 and 17 in Western Addition A-2. The Department of Housing and Urban Development (HUD) had advised the current sponsor, Prince Hall Grand Lodge, that it was unacceptable because of management problems and mortgage delinquency on its Prince Hall



MATTERS NOT APPEARING ON AGENDA (continued)

Apartment on MPPH Site 3. It is recommended that the sponsorship be granted to ~~the~~ Labor Assembly for Community Action (LACA) and Jack Baskin. At the time sponsors for MPPH Sites 5 and 17 were designated, LACA had been considered. Both LACA and Jack Baskin have had extensive experience in the housing field, and in view of the history and acceptability to HUD, the Agency solicited their interest in Sites 5 and 17. HUD has advised formal selection must be made on or before May 1, 1974, therefore, it is recommended that LACA and Jack Baskin enter into an agreement of limited partnership for sponsorship of these sites.

Chairman Kaplan inquired if this was satisfactory to WAPAC and Mr. Townsend indicated that it was. He indicated that HUD had placed him in a difficult position of having to explain to the community that HUD had found Prince Hall an unacceptable sponsor and had recommended approval of LACA and Jack Baskin. He indicated that Mr. Baskin had a good affirmative action program and that a satisfactory relationship existed with the LACA group. He deplored the fact that no WAPAC representative had been present at the HUD meeting with Prince Hall to fulfill the responsibility to the community. Mr. Wilbur Hamilton, Assistant Executive Director for Administration, indicated that a more timely notice would have been entirely proper. He indicated that the central office of HUD rather than the regional office had moved quickly to conclude the matter without understanding the unusual circumstances. Mr. Hamilton indicated that this was an abnormal situation.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

ADJOURNMENT

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the meeting be adjourned. The meeting adjourned at 4:20 p.m.

Respectfully submitted,

*Helen L. Sause*

Helen L. Sause  
Assistant Agency Secretary





MEETING OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
7TH DAY OF MAY 1974

BOOK ENDS

Vol. 1

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The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 7th day of April 1974, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Francis J. Solvin, Acting Chairman  
Stanley E. Jensen  
Joe Mosley  
James A. Silva

and the following was absent:

Walter F. Kaplan, Chairman

The Chairman declared a quorum present.

Robert L. Rumsey, Executive Director, and staff members were also present.

Also present was Mr. Jerry Diamond, Interested citizen.

Representing the press were Mel Ziegler, San Francisco Chronicle; William Flynn, San Francisco Examiner; and Dan Vorsuk, San Francisco Progress.

APPROVAL OF MINUTES

It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that the minutes of a Regular Meeting of April 30, 1974, as distributed by mail to the Members, be approved.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Robert L. Rumsey reported to the Members on the following matters:

- (a) The relocation of the remaining tenants in the Central Blocks of the Yerba Buena Center is proceeding. The two tenants in the West Hotel have moved and after removal of the personal belongings of one of the tenants on Thursday, demolition will proceed. The Milner Hotel has one remaining tenant who is expected to move by May 20, 1974. Demolition has begun on the Rock and Rex Hotels. The Members will be asked at the special meeting next Monday to authorize award of the demolition contract for the Milner Hotel.
- (b) Today the Agency's attorneys appeared in court with a motion to advance on the validation suit. The motion was granted and the pretrial hearing is set for August 12, 1974. This is much later than hoped for but an attempt will be made to move up the date.



REPORT OF THE EXECUTIVE DIRECTOR (continued)

- (c) Next Wednesday there will be a motion to advance the Brinton suit and the three remaining items on financing not deleted by the summary judgment may be deleted. The Central Blocks will soon be ready for construction. Acting Chairman Solvin indicated he was opposed to further delays on the part of the court or counsels for continuance, and Mr. Michael DiSanto, Assistant Agency Counsel, indicated that the Agency Counsel would reject any motion for continuance.

NEW BUSINESS

- (a) Resolution No. 119-74 authorizing the Executive Director to enter into an owner participation agreement with a certain property owner in Yerba Buena Center Approved Redevelopment Project Area D-1, Assessor's Block 3735, Lot 9.

This item concerns execution of an owner participation agreement with Clair W. and Elizabeth M. Golden for rehabilitation of their printing shop in the Yerba Buena Center. Minor interior and exterior improvements would be made at a cost of approximately \$3,500.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (b) Resolution No. 100-74 approving and authorizing the Executive Director to execute a personal services contract with Orrick, Herrington, Rowley & Sutcliffe for legal services in connection with the Yerba Buena Center Redevelopment Project Area.

This represents a continuance of the legal services related to Yerba Buena Center with Orrick, Herrington, Rowley & Sutcliffe for a contract maximum of \$50,000. Funds will be paid wholly from the hotel tax fund. Chief Administrative Officer Thomas J. Mellon indicated that this further contract might be necessary in his remarks made at the Agency meeting of November 7, 1973.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Jensen, and unanimously carried that this resolution be adopted.

- (c) Consideration of ratification of advertising Demolition and Site Clearance Contract No. 58, Western Addition Approved Redevelopment Project Area A-2.

This is a request for ratification of the advertisement of Demolition and Site Clearance Contract No. 58 in Western Addition A-2. Five frame buildings to be cleared from Church Site No. 7 were originally on Contract No. 51 but were removed because relocation delays in vacating one of the building occurred. The contractor did not wish to proceed with demolition of the buildings when they subsequently became available unless he received additional compensation which Agency General Counsel indicated could not be paid. The contract was therefore readvertised. Mr. Rumsey indicated that the church was ready to start and in order to save a week's time, Mr. Rumsey had phoned Chairman Kaplan to obtain authorization to proceed with advertisement.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (d) Resolution No. 123-74 travel authorization.



NEW BUSINESS (continued)

- (e) Resolution No. 122-74 travel authorization.

Acting Chairman Solvin indicated that these resolutions would be considered together. Mr. Rumsey indicated that the first item concerned travel authorization for two staff members to travel to Tucson, Arizona on May 19-21, 1974 to attend the Pacific Southwest National Association of Housing and Redevelopment Officials (NAHRO) Regional Council Annual Conference. The Conference would provide an opportunity to foster support and suggest strategy for obtaining public hearings on the House omnibus legislation which is before the full Banking and Currency Committee for consideration in a form detrimental to redevelopment and housing programs. The position of Mayor Joseph L. Alioto would be set forth at the Conference.

The second item concerns a travel authorization for Mr. Arthur F. Evans, Deputy Executive Director, to attend the NAHRO Development and Redevelopment Committee meeting on May 16-17, 1974 in Chicago, Illinois. The Committee will consider issues on amending or halting the House action on the omnibus House legislation and support will be solicited on this move nationally. Funds are available for travel on both items.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that these resolutions be adopted.

MATTERS NOT APPEARING ON AGENDA

- (a) Mr. Jerry Diamond requested and received permission to address the Members.

Mr. Diamond noted that he had submitted a bid of \$3,752 to clear the lot located at O'Farrell and Fillmore Streets, and because he was in serious need of work he had proceeded to clear the property. Mr. Diamond indicated that he realized he had been hasty in proceeding without prior approval, but that he had acted in good faith. Mr. Diamond noted that he had discussed the matter with Mr. Wilbur Hamilton, Assistant Executive Director for Administration, and had requested immediate approval of the contract. Mr. Hamilton had advised him that the Members would have to approve the award of any contract in that amount. He indicated that following his conversation with Mr. Hamilton, he went to see Mr. Silva and as a result it was his understanding that the matter would be calendared at today's meeting. Mr. Diamond noted that he may have misunderstood Mr. Silva and Agency procedure. He assured the Members that such an incident would not occur again.

Mr. Hamilton indicated that Mr. Diamond did come to see him on Monday, May 6, 1974, after a meeting with Mr. Gene Suttle, Area Director of Western Addition A-2. At that time Mr. Diamond reported that Mr. Suttle had refused to approve the lot clearance contract. Mr. Hamilton noted that he advised Mr. Diamond that both he and Mr. Suttle lacked sufficient authority to approve such a contract. Mr. Hamilton then advised Mr. Diamond that there were several legal and policy irregularities about the way he was proceeding which were also beyond his authority to resolve. Mr. Hamilton indicated that Mr. Diamond left his office announcing his intention to take the matter up with Mr. Silva. Mr. Hamilton noted that later in the afternoon of May 6, Mr. Diamond again came to his office and advised him that Mr. Silva had asked that the matter be taken up off-agenda at the Agency meeting the next day. However, Mr. Diamond proceeded to clear the lot on the morning of Tuesday, May 7, 1974. Acting Chairman Solvin inquired how long the lot had been in need of clearance and Mr. Suttle replied that the condition had existed for approximately three to four months. Mr. Solvin noted that the need for clearance was not of an emergency nature.



ITEMS NOT APPEARING ON AGENDA (continued)

Mr. Silva indicated that it should be noted that the Members did not put the lot clearance out to bid and he did not know of the impending work until Mr. Diamond had informed him. Mr. Suttle explained that as Area Director he had the authority to award such property management contracts up to \$1,000. Mr. Diamond had visited the site office asking for work and was told to drive around the project to see if there were lots that needed clearance. He returned with three lots which needed clean-up but this was the only lot not under contract. Mr. Suttle indicated that he had informed Mr. Diamond that there was no authority for the Area Director to execute a contract in the amount of \$3,752 and that the matter would have to go before the Members. After visiting Mr. Hamilton and Mr. Silva, Mr. Diamond proceeded to clean up the site. Mr. Suttle indicated that he had also told Mr. Diamond that other bids would have to be solicited on the clearance and that Mr. Diamond had then produced two higher bids he had solicited. Mr. Suttle indicated that the project engineer did estimate that the work would cost about \$3,000. Mr. Jensen noted that \$3,752 was a great deal of money for a job that took only one day.

Mr. Rumsey indicated that the amount was in excess of the engineer's estimate and if normal bidding procedures had been followed other contractors would have had a chance to bid, and that the Agency could not delegate a private individual to solicit bids on the Agency's behalf. Acting Chairman Solvin noted that he wanted Mr. Diamond to submit an exact breakdown of costs incurred for wages, rental of trucks, and other expenses after which Agency Counsel would determine if such expenses could be legally paid. He indicated that the Members did not have authority to pay for contracts that were not properly bid and contract-awarded. Mr. Jensen expressed amazement that anyone would proceed with work for which no assurance had been given for compensation. Mr. Silva indicated that he had told Mr. Diamond to come to the central office, and if the bids were in order the matter could be considered as an off-agenda item at the next meeting; no one, however, had indicated to him that the bids had not come through the staff.

Acting Chairman Solvin indicated that Mr. Diamond acted wrongly and requested that Agency Counsel investigate the matter to see if there was some legal way to reimburse Mr. Diamond for expenses only. Mr. Rumsey noted that since there would be no regular meeting for two weeks it may be necessary to poll the Members through the Chairman. Mr. Rumsey also indicated that the first step was for Mr. Diamond to submit his documented claim to the Agency.

MOTION: Acting Chairman Solvin removed himself from the Chair and it was moved by Mr. Solvin, seconded by Mr. Silva, and unanimously carried that if it were determined to be legal, the Executive Director be authorized to pay Mr. Jerry Diamond for only verified expenses incurred by him in the process of clearing an Agency-owned lot in Western Addition A-2.

ADJOURNMENT

It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that the meeting be adjourned. The meeting adjourned at 4:20 p.m.

Respectfully submitted,

*Helen L. Sause*

Helen L. Sause

Assistant Agency Secretary





1/74

MEETING OF A SPECIAL MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
13TH DAY OF MAY 1974

The Members of the Redevelopment Agency of the City and County of San Francisco met in a special meeting in the Chambers of the Board of Supervisors in the City Hall in the City of San Francisco, California at 2 o'clock p.m. on the 13th day of May 1974, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman  
Stanley E. Jensen  
Joe Mosley

and the following were absent:

Francis J. Solvin, Vice Chairman  
James A. Silva

The Chairman declared a quorum present.

NEW BUSINESS

- (a) Resolution No. 124-74 approving a Redevelopment Plan and conditions under which relocation payments will be made for the Stockton/Sacramento Redevelopment Project Area.

Chairman Kaplan indicated that the Board of Supervisors and the Members had conducted a public hearing on the proposed Redevelopment Plan for Stockton/Sacramento during which all aspects of the project had been considered.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Jensen, and unanimously carried that this resolution be adopted.

- (b) Resolution No. 125-74 approving proposed form of Cooperation Agreement between the Redevelopment Agency and the City and County of San Francisco in connection with the Stockton/Sacramento Redevelopment Project Area, and authorizing execution thereof.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Jensen, and unanimously carried that this resolution be adopted.

- (c) Resolution No. 126-74 awarding Demolition and Site Clearance Contract No. 33, Yerba Buena Center Approved Redevelopment Project Area D-1, Calif. R-59, to Cleveland Wrecking Co., San Francisco, California on the basis of the low bid received and authorizing the Executive Director to execute same.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

ADJOURNMENT

It was moved by Mr. Jensen, seconded by Mr. Mosley, and unanimously carried that the meeting be adjourned. The meeting adjourned at 4:40 p.m.

Respectfully submitted,

*Helen L. Sause*  
Helen L. Sause



11/74  
MEETING OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
21ST DAY OF MAY 1974

Members of the Redevelopment Agency of the City and County of San Francisco met in regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 21st day of May 1974, the place, hour, and date established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan Chairman  
Francis J. Solvin, Vice Chairman  
Joe Mosley  
James A. Silva

DOCUMENTS

JUN 6 1974

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and the following was absent:

Stanley E. Jensen

The Chairman declared a quorum present.

Robert L. Rumsey, Executive Director, and staff members were also present.

Those present were Esther Marks, League of Women Voters of San Francisco; Frank Rollo, Ring-Lawson Associates; and Welton Flynn, Pyramid Development Company.

Representing the press were Larry Liebert, San Francisco Chronicle; Don Canter, San Francisco Examiner; and Dan Vorsuk, San Francisco Progress.

APPROVAL OF MINUTES

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the minutes of a Regular Meeting of May 7, 1974, as corrected, and the minutes of a Special Meeting of May 13, 1974, as distributed by mail to the Members, be approved.

SPECIAL APPEARANCES

Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Site 5, Hunters Point Approved Redevelopment Project Area, NDP A-5-1

- (a) Chairman Kaplan opened the public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Site 5 in the Hunters Point Approved Redevelopment Project Area, NDP A-5-1. There being no persons wishing to appear in connection with the matter, the Chairman declared the public hearing closed.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Robert L. Rumsey reported to the Members on the following matters:

- (a) The last residential tenant of the Milner Hotel in the Central Blocks of Yerba Buena Center has moved yesterday and the remaining commercial tenant



REPORT OF THE EXECUTIVE DIRECTOR (continued)

has closed for business and is moving out. Demolition of the hotel should begin next week. The Central Blocks will then be cleared and ready for construction.

- (b) Yesterday the Board of Supervisors unanimously passed the second reading of the ordinance approving the Redevelopment Plan for the Stockton/Sacramento Project.
- (c) Mr. Rumsey reported that CEME, the contractor for Site Improvement Contract No. 2 in Hunters Point, has filed a suit against the Agency for \$4,872,098.32. This action was not unexpected.

WBUSINESS

- (a) Resolution No. 134-74 rescinding Resolution No. 204-73 and authorizing the Executive Director to enter into disposition agreement with All Hallows Associates, a California limited partnership, for development of low-to-moderately priced, private housing on Site 5, and execute a deed for conveyance of said site; making certain findings and determinations in connection therewith, Hunters Point Approved Redevelopment Project Area, A-5-1.

This was the subject of the public hearing and concerns approval of disposition of Site 5 in Hunters Point to the All Hallows Associates for \$78,500 and the new sponsorship composition for the 157-unit moderate-priced private housing development. These 236 housing units will be 50 percent subsidized.

ADOPTION: It was moved by Mr. Solvin, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (b) Resolution No. 133-74 approving and authorizing the Executive Director to execute Personal Services Contract HE-26 with Harding-Lawson and Associates for soils consultation services in connection with the Hunters Point Redevelopment Project.

Chairman Kaplan indicated that this item would be held over.

- (c) Resolution No. 131-74 ratifying and approving action of the Executive Director in soliciting bids in connection with rehabilitation of multifamily barracks-type buildings Nos. A-7, 22, B-2, 28, 29, and 31 located on Sections A and B, Hunters Point Approved Redevelopment Project Area.

This concerns award of a contract to W. Ballard Construction Company for the rehabilitation of certain wartime housing units in Hunters Point for the low bid of \$17,505. The work is mainly of a cosmetic nature and is done in an effort to consolidate occupancy in Phase III to permit clearance of Phase II.

Chairman Kaplan inquired about the next highest bidder, Bennie Wright, and Mr. Joseph Belcher, Assistant Area Director of Hunters Point, responded that he was a black living outside the project in the Bayview-Hunters Point area. He noted that Mr. Ballard was also black and lived in the Western Addition A-2 project area and had previously performed work for the Agency in a satisfactory manner. Mr. Silva indicated the difference in bids was only \$400 and that he believed it was Agency policy to provide work for those living within the project area rather than delegating it to large contractors from outside the area. In response to Mr. Silva's inquiry, Mr. Belcher indicated that Mr. Wright had



BUSINESS (continued)

submitted proper bid documents but since he was not the low bidder these had not been studied.

Chairman Kaplan pointed out that both bidders were minority contractors, and he requested an opinion from Agency General Counsel Henry F. Davis. Mr. Davis responded that competitive bidding statutes bind the Agency to award to the lowest qualified bidder for this type of work. In response to Mr. Silva's inquiry concerning the type of contracts which can be negotiated by the Members, Mr. Davis indicated that personal services contracts could be negotiated but construction contracts could not and this work falls into the construction category which must be bid. Mr. Silva requested that the item be held over for further investigation, and he further indicated his belief that this work was maintenance and could be performed without a permit. Mr. Davis reaffirmed his opinion that this was construction work. Mr. Rumsey noted that even if the contract could be defined as a personal services contract the statute requires that preference be given only to persons living within the project area. The question is whether Mr. Wright is a resident of the project area or of the Bayview-Hunters Point area generally. Chairman Kaplan indicated that the item would be held over.

- (d) Resolution No. 136-74 extending the exclusive recognition of the Pyramid Development Company as developer-candidate of the Fillmore Center for six months, Western Addition Approved Redevelopment Project Area A-2.

This represents a six-months' extension of the Pyramid Development Company, Inc. (PDC) developer-candidate rights from May 21 to November 21, 1974 to permit time to resolve pending litigation which has been set for trial in September. PDC will make monthly reports to the Agency with regard to its tenant negotiations during this period.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (e) Resolution No. 130-74 awarding Demolition and Site Clearance Contract No. 56, Western Addition Approved Redevelopment Project Area A-2, Calif. R-54, to Myron Demolition on the basis of low bid received, and authorizing the Executive Director to execute same.

This item concerns award of Demolition and Site Clearance Contract No. 56 in the Western Addition A-2 project to the low bidder of seven, Myron Demolition of San Francisco, for \$71,700 to demolish 29 buildings. This contractor has not previously worked for the Agency but his references appear to be satisfactory. The president of the firm resides in the Western Addition A-2 area.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (f) Consideration of authorization to advertise Demolition and Site Clearance Contract No. 57, Western Addition Approved Redevelopment Project Area A-2.

This is a request to authorize advertisement of Demolition and Site Clearance Contract No. 57 in Western Addition A-2 for 23 buildings in various locations.

MOTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that Demolition and Site Clearance Contract No. 57, Western Addition Approved Redevelopment Project Area A-2, be advertised.





BUSINESS (continued)

- (g) Resolution No. 135-74 ratifying and approving the actions of the Executive Director in negotiating and awarding a change order to an emergency contract for modification and additions to the foundation of an Agency-owned property located at 924 Fulton Street, Block 779, Lot 10, Western Addition Approved Redevelopment Project Area A-2.

Mr. Rumsey recalled that there had been an emergency situation with regard to an exposed foundation on one of the Agency-owned buildings at 924 Fulton Street which necessitated additional underpinning to support the building after construction excavation for an adjoining structure had occurred. This item represents a change order to that contract with Pearson and Johnson for \$1,981 to cover additional piers and a new grade beam required to complete the underpinning.

ADOPTION: It was moved by Mr. Solvin, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (h) Resolution No. 128-74 ratifying award of Demolition and Site Clearance Contract No. 12, India Basin Industrial Park Approved Redevelopment Project Area, Calif. R-III, to Rosas Construction Company on the basis of low bid received and authorizing the Executive Director to execute same.

This is a ratification of the award of Demolition and Site Clearance Contract No. 12, India Basin Industrial Park, to Rosas Construction Company for \$69,850 for final clearance of the fire-damaged commercial structures located on the former James Allan Meat Company property. The engineer's estimate was \$86,142. It was noted that this was \$20,098 below the proposal to demolish the building by change order.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (i) Resolution No. 127-74 approving and authorizing the Executive Director to execute an agreement with the Pacific Gas and Electric Company for relocation of gas and electric facilities serving properties within the India Basin Industrial Park Redevelopment Project, Calif. R-III.

This is for temporary relocation of existing as and overhead electrical facilities serving three properties in the India Basin Industrial Park necessary to permit work on Site Improvement Contract No. 7. The total cost of the work is not to exceed \$4,539 and will be performed by the Pacific Gas and Electric Company.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (j) Resolution No. 129-74 amending Resolution No. 193-73, adopted August 28, 1974, to allow the Executive Director to execute the necessary conveyance instruments to the Hibernia Bank, a California corporation, in connection with Parcel Q-1, Block 7521, Lot 4, Diamond Heights Approved Redevelopment Project Area B-1.

This is an amendment at the request of Dohemann & Company to permit the disposition to the Hibernia Bank to use Parcel Q-1 as an interim measure after which the bank will immediately reconvey the parcel to Dohemann & Company, in accordance



BUSINESS (continued)

with similar agreements covering the existing Diamond Heights shopping center.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (k) Resolution No. 85-74 authorizing the Executive Director to enter into an owner participation agreement with a certain property owner in Yerba Buena Center Approved Redevelopment Project Area D-1, Assessor's Block 3733, Lot 93.

This concerns an owner participation agreement with Union Oil Company of California to renovate its station at 266-286 Fourth Street in the Yerba Buena Center by replacing and upgrading existing improvements on the property, including facades and signs and planting of street trees, for a cost estimated at \$100,000.

ADOPTION: It was moved by Mr. Solvin, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (l) Resolution No. 132-74 travel authorization.

Mr. Rumsey recalled that two weeks ago the Members authorized travel for two Agency staff to travel to Tucson to attend the Pacific Southwest National Association of Housing and Redevelopment Officials (NAHRO) Conference on May 19-21, 1974. Subsequently it was learned that the Conference would consider relocation information and the attendance of Mr. Arnold W. Baker, Director of the Central Relocation Services, was necessary. This is a ratification of Mr. Baker's travel to Tucson for that Conference.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

MEMBERS NOT APPEARING ON AGENDA

- (a) Resolution No. 137-74 awarding Demolition and Site Clearance Contract No. 58, Western Addition Approved Redevelopment Project Area A-2, Calif. R-54, to Diversified Demolition, on the basis of low bid received, and authorizing the Executive Director to execute same.

This is an award of Demolition and Site Clearance Contract No. 58, Western Addition A-2, to the low bidder, Diversified Demolition, for \$9,800 to demolish five buildings on Church Site No. 7 which is designated for the construction of the New Liberation Presbyterian Church. The high bid was \$23,000 and the engineer's estimate was \$12,000.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Solvin, and unanimously carried that this resolution be adopted.

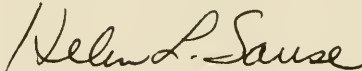
- (b) Mr. Rumsey indicated that one of the Agency's contractors was at work on the building at the northeast corner of Ellis and Franklin, and it is to be completely demolished today.
- (c) Mr. Rumsey indicated that Mr. Jerry Diamond had requested an appearance before the Members but work had just been received that he would be unable to attend today's meeting because he had been in an automobile accident.



OURNMENT

It was moved by Mr. Solvin, seconded by Mr. Mosley, and unanimously carried that the meeting be adjourned to executive session. The meeting adjourned at 4:10 p.m.

Respectfully submitted,

A handwritten signature in cursive script, reading "Helen L. Sause". The signature is written in dark ink and is positioned above the printed name and title.

Helen L. Sause  
Assistant Agency Secretary



MEETING OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
28TH DAY OF MAY 1974

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 28th day of May 1974, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

- Walter F. Kaplan, Chairman
- Francis J. Solvin, Vice Chairman
- Joe Mosley
- James A. Silva

and the following was absent:

- Stanley E. Jensen

The Chairman declared a quorum present.

Robert L. Rumsey, Executive Director, and staff members were also present.

Also present were Arnold Townsend and Benny Stewart, Western Addition Project Area Committee (WAPAC); and Jerry Diamond, interested citizen.

Representing the press were Larry Liebert, San Francisco Chronicle; Don Canter, San Francisco Examiner; and Dan Vorsuk, San Francisco Progress.

APPROVAL OF MINUTES

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the minutes of a Regular Meeting of May 21, 1974 and the minutes of an Executive Meeting of May 21, 1974, as distributed by mail to the Members, be approved.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Robert L. Rumsey reported to the Members on the following matters:

- (a) The Milner Hotel will be placed on notice to proceed with demolition on Thursday or Friday. This demolition will clear the last building in the Yerba Buena Central Blocks. In response to Chairman Kaplan's inquiry, Mr. Rumsey noted that construction will proceed as rapidly as the City is ready to begin. Chairman Kaplan inquired if the parcel would become a parking lot, and Mr. Rumsey replied that this possible use would be examined.
- (b) On May 22, 1974 the California State Supreme Court denied Mr. Mervyn Goodman's appeal for a rehearing on the Geary Street property. This is the end of appeals for this case. Chairman Kaplan inquired about the hearing on this matter before the Landmarks Board, and Mr. Rumsey indicated that it would be before the Planning Commission on June 6, 1974 but had been held over.





REPORT OF THE EXECUTIVE DIRECTOR (continued)

- (c) Mr. Rumsey called attention to the new 1974 Directory of Minority Contractors prepared by Mr. Ben Hattem, Affirmative Action Officer. He noted that this is helpful in the efforts to involve minority subcontractors and general contractors in Agency work. Mr. Solvin inquired upon what basis a determination of minority was made, and Mr. Rumsey asked Mr. Morris Phillips, Area Director of Hunters Point, to respond. Mr. Phillips indicated that 51 percent ownership of a firm was the determining factor. Mr. Wilbur Hamilton, Assistant Executive Director for Administration, added that a survey had been conducted to ascertain this fact and if there were a question, firms then submitted their papers of incorporation.

UNFINISHED BUSINESS

- (a) Resolution No. 131-74 ratifying and approving action of the Executive Director in soliciting bids and authorizing award of contract to low bidder in connection with rehabilitation of multifamily barracks-type Buildings Nos. A-7, 22, B-2, 28, 29, and 31 located on Sections A and B, Hunters Point Approved Redevelopment Project.

This item was held over from the previous meeting and concerns award of a contract with the lowest of three bidders, W. Ballard Construction Company, for \$17,505 to renovate six barracks-type buildings in Hunters Point as part of the consolidation of tenants from Phase II to Phase III to free-up the old structures for demolition. In response to the Members' inquiries, Mr. Rumsey indicated that the second low bidder, Mr. Benny Wright, had no preference entitlement by reason of his being a project resident since he lived outside the project. He also noted that it was the opinion of Agency General Counsel Henry F. Davis that this was a construction contract and therefore award must go to the low bidder.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

NEW BUSINESS

- (a) Resolution No. 113-74 establishing classifications of positions and compensation for the Agency staff and establishing the authority for appointment to and vacation from positions under said classifications and other related matters.

Mr. Rumsey indicated that this item was the annual salary resolution and requested that Mr. Hamilton explain the details to the Members. Mr. Hamilton indicated that this resolution establishes Agency position classifications and compensation schedules for the fiscal year of 1974-75 effective July 1, 1974, which conform to City practices and Department of Housing and Urban Development (HUD) requirements and are projected upon comparable classifications and salaries enacted by the City's Salary Standardization Ordinance. Unlike other years when a percentage formula was used in salary increases, this year the City set a precedent by granting a flat \$21 across the board increase per biweekly pay period effective July 1, 1974, and an additional \$4 increase per biweekly pay period effective December 25, 1974. Mr. Hamilton noted that in addition the City Ordinance authorizes a 5 percent increase for one employee, a Senior Social Services Representative, and a 2-1/2 percent increase for an Architectural Draftsperson. The proposed resolution would delete eight existing but unused classifications, five of which are at top management levels and would establish one new classification and recommend a salary reclassification at a level subject to approval of the Members. The resolution includes a total of 112



NEW BUSINESS (continued)

classifications, of which 28 are currently unfilled. It is recommended that these remain intact for the coming year although they are not now in use. Mr. Hamilton indicated that the classifications deleted were those of Assistant Executive Director, formerly held by Mr. John B. Dykstra; Director, Real Estate, now combined with Marketing and Business Development; Director, Rehabilitation and also that of Chief, Rehabilitation, which are now consolidated with Architecture, Housing and Urban Design; and the positions of Chief, Engineering; Senior Personnel Analyst; Junior Civil Engineer; and Cashier, which are not now being used.

The new classification is that of Civil Engineering Associate which is recommended to provide a promotive opportunity particularly in Hunters Point and India Basin Projects. The salary reclassifications are those of Senior Civil Engineer which would establish comparability with City jobs of the same title and would result in a 7-1/2 percent increase for an incumbent employee; Systems and Procedures Supervisor, which would recognize employee growth in the EDP operation and give a 5 percent increase for the Systems Supervisor. One position reclassification is that of Mrs. Helen L. Sause, Assistant to the Agency Secretary to that of Assistant to the Executive Director. This action would recognize the increasingly complex and responsible work being performed by Mrs. Sause and would provide an equitable salary range. Chairman Kaplan suggested that the motions be made on each separate action. He also inquired about eliminating the position of Assistant to the Agency Secretary. Mr. Hamilton recommended that the position be retained although it would remain unfilled.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Solvin, and unanimously carried that this resolution be adopted.

Mr. Hamilton identified the following specific items:

Salary Reclassification--Senior Civil Engineer

MOTION: It was moved by Mr. Solvin, seconded by Mr. Mosley, and unanimously carried that the salary reclassification of Senior Civil Engineer be established.

Salary Reclassification--Systems and Procedures Supervisor

MOTION: It was moved by Mr. Solvin, seconded by Mr. Mosley, and unanimously carried that the salary reclassification of Systems and Procedures Supervisor be established.

Position Reclassification--Assistant to the Agency Secretary to Assistant to the Executive Director

Chairman Kaplan inquired at what step Mrs. Sause would enter her new classification and Mr. Hamilton indicated it was Step 5. Mrs. Kaye Swindoll, Administrative Services Officer, indicated the range was \$850 to \$1,079 in accordance with Agency procedure to advance to the same step in which the incumbent was currently in. Chairman Kaplan indicated concern about the amount of the increase. Mr. Solvin suggested consideration that Step 3 would be acceptable and Chairman Kaplan concurred.



NEW BUSINESS (continued)

MOTION: It was moved by Mr. Solvin, seconded by Mr. Mosley, and unanimously carried that Mrs. Helen L. Sause, Assistant to the Agency Secretary, be reclassified to the position of Assistant to the Executive Director at Step 3.

Classifications Deleted

MOTION: It was moved by Mr. Solvin, seconded by Mr. Mosley, and unanimously carried that the previously mentioned eight unused classifications be deleted.

New Classification--Senior Civil Engineer

MOTION: It was moved by Mr. Mosley, seconded by Mr. Solvin, and unanimously carried that the classification of Senior Civil Engineer be established.

- (b) Resolution No. 138-74 reaffirming the intention of the San Francisco Redevelopment Agency to carry out Phase II of Justin Herman Plaza and authorizing the Executive Director to file a notice of determination with the County Clerk.

This is a reaffirming of the Agency's intention to carry out the construction of Phase II of the Justin Herman Plaza. The City Planning Department has now issued a negative declaration of the effect of the plaza on the environment and has found the plaza in conformity with the Master Plan. This resolution would authorize the Executive Director to file a notice of determination with the County Clerk to fulfill requirements of State law.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (c) Resolution No. 141-74 approving and authorizing the Executive Director to execute a work order with the San Francisco Department of Electricity for a fire alarm box in the Diamond Heights Redevelopment Project.

This concerns issuance of a work order to the City Department of Electricity to install a fire alarm box on Carnelian Way in Diamond Heights for an estimated cost of \$1,962 in order to meet requirements of National Fire Codes and provide an appropriate level of fire protection. The Agency will be billed for actual cost of the work on a time and material basis.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (d) Resolution No. 140-74 awarding Demolition and Site Clearance Contract No. 15, Hunters Point Approved Redevelopment Project Area, NDP A-5, to Myron Demolition on the basis of low bid received and authorizing the Executive Director to execute same.

This represents award of Demolition and Site Clearance Contract No. 15 to the low bidder of five, Myron Demolition, for \$14,000 to demolish eleven wartime structures in Hunters Point. The remaining slabs will be cleared later under a separate site improvement contract.



NEW BUSINESS (continued)

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (e) Resolution No. 139-74 authorizing the Executive Director to enter into certain negotiations with K & B Guard Service regarding security services in the Hunters Point and India Basin Industrial Park Redevelopment Projects.

This represents termination of the existing K & B Guard Service contract and an authorization to allow staff to enter into negotiations with this firm for a new contract negotiated at \$5 per hour or \$277,400. The reason for termination is not related to performance but rather to the fact that the firm claims it is not making any profit since costs were in excess of the contract payment and a new negotiated contract would correct this. The firm's performance has been satisfactory and the Agency has need for security services. Mr. Mosley suggested that the Agency staff proceed to discuss a new contract with this firm.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

ADJOURNMENT

It was moved by Mr. Silva, seconded by Mr. Solvin, and unanimously carried that the meeting be adjourned. The meeting adjourned at 4:20 p.m.

After adjournment Mr. Jerry Diamond came forward and requested and received permission to speak to the Members. Mr. Diamond indicated that he wanted to request work and that he was attending the meeting with support of the Western Addition Project Area Committee (WAPAC). He was critical of the Agency staff alleging that they had not worked expeditious to reimburse him for clearance of a lot at the corner of O'Farrell and Fillmore Streets and as a result he had suffered a hardship. He also objected to the fact that security guards were placed in the Central and Western Addition A-2 offices to protect staff and that these guards had followed him when he was in the buildings. He indicated that he did not have such problems at Hunters Point and alleged that Mr. Rumsey was abusing his authority by hiring guards. He asked that the Agency work with him and direct Mr. Gene Suttle, Area Director of Western Addition A-2, to give him work to do. Mr. Rumsey indicated that the Agency meeting had been adjourned and no action could be taken; however, in response to the point made by Mr. Diamond that strictures had been placed on him, Mr. Rumsey denied that any discrimination or limitations had been placed upon Mr. Diamond in competing for Western Addition A-2 work. With respect to the allegations concerning the security guard service, Mr. Rumsey indicated that the A-2 staff in the lower echelons had petitioned for such protection from Mr. Diamond. Chairman Kaplan indicated that the Members were willing to award any job to Mr. Diamond on the basis of competitive bids. Mr. Diamond asked that jobs which did not require bidding be given to him. Chairman Kaplan reiterated that the Members would give him jobs on the basis of his successful competition. Mr. Solvin asked about the frequency that there were jobs under \$1,000 which could be awarded by staff after taking bids. Mr. Suttle indicated these were seldom available. Mr. Solvin indicated that the Agency could not give him preference over others. He noted that the Agency was spending public funds and had to stay within the law. Mr. Suttle reiterated that there were few jobs under \$1,000 and Chairman Kaplan asked that a report be made on these.

Mr. Benny Stewart of WAPAC came forward and received permission to speak to the Members. Mr. Stewart indicated that WAPAC did not back Mr. Diamond.





Minutes of a Regular Meeting, May 28, 1974

The Members left at 4:35 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Helen L. Sause". The signature is written in dark ink and is positioned above the printed name and title.

Helen L. Sause  
Assistant Agency Secretary



12-22-74

MEETING OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
5TH DAY OF JUNE 1974

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 5th day of June 1974, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman  
Francis J. Solvin, Vice Chairman  
Joe Mosley  
James A. Silva

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and the following was absent:

Stanley E. Jensen

The Chairman declared a quorum present.

Robert L. Rumsey, Executive Director, and staff members were also present.

Also present was Frank L. Rollo, Harding-Lawson Associates.

APPROVAL OF MINUTES

It was moved by Mr. Silva, seconded by Mr. Solvin, and unanimously carried that the minutes of a Regular Meeting of May 28, 1974, as distributed by mail to the Members, be approved.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Robert L. Rumsey reported to the Members on the following matters:

- (a) The proceed order on the demolition of the Milner Hotel was issued June 3, 1974 and the demolition contractor is presently removing salvageable material within the building. It is anticipated that the site will be cleared and ready for the City's convention center July 1, 1974.
- (b) On June 9, 1974 at 3 p.m. there will be a dedication ceremony for the Royal Adah Arms housing for the elderly development located at 1390 Turk Street at the corner of Fillmore in the Western Addition A-2 area. The 13-story structure will provide 142 new studio and one-bedroom homes for moderate-income elderly persons, with rentals ranging from \$33 to \$109 per month depending upon income. Mr. Rumsey invited those interested to attend.

UNFINISHED BUSINESS

- (a) Resolution No. 133-74 approving and authorizing the Executive Director to execute Personal Services Contract HE-26 with Harding-Lawson and Associates for soils consultation services in connection with the Hunters Point Redevelopment Project.



UNFINISHED BUSINESS (continued)

This item was held over from a previous meeting and concerns award of Personal Services Contract HE-26 to Harding-Lawson Associates for soils engineering services for Site Improvement Contract No. 8 for an amount not to exceed \$25,000.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

NEW BUSINESS

- (a) Resolution No. 142-74 authorizing approval of certain documents relating to proposed financing for construction by Embarcadero Center on property within the Embarcadero-Lower Market Approved Redevelopment Project Area E-1; authorizing execution and delivery of a letter of understanding concerning effect of said documents and confirming certain factual representations.

Chairman Kaplan requested Agency General Counsel Henry F. Davis to provide details on this item. Mr. Davis indicated that the Embarcadero Center developers have advised staff that loans on Block 232 will close on June 6, 1974 and construction will commence shortly. The involved documents are typical estoppel letters of condition which the lenders require be provided to them before the loans are actually closed. The documents require that the Executive Director advise the lenders and developers that as of this moment no default exists in any way and that financing documents of the related technical documentation is satisfactory and in compliance with the disposition agreement. These documents also identify plans of the building to be constructed which is similar to the Levi Strauss Building. Chairman Kaplan inquired if this procedure had been requested for the Levi Strauss Building, and Mr. Davis answered affirmatively. He indicated that this would leave one block in the commercial portion of the Golden Gateway yet to be developed by the Embarcadero Center group. In reply to Mr. Solvin's question, Mr. Davis indicated that the structure would be a 25-story office building.

ADOPTION: It was moved by Mr. Solvin, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (b) Resolution No. 143-74 approving claim of Arturo Robinson.

This item represents approval of a claim for \$147.11 reimbursing Mr. Arturo Robinson, employed by the Agency as an electrician, for the loss of personal tools stolen from a locked Agency truck parked in the Agency's fenced and locked parking lot at the Western Addition A-2 site office. The Union's agreement specifies such reimbursement.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (c) Resolution No. 144-74 travel authorization.

This is a request for travel authorization for Mr. Arthur F. Evans, Deputy Executive Director, to travel to Washington, D.C. on June 9 and 10, 1974 to assist in presentation of testimony before the Senate Appropriations Subcommittee on HUD-Space-Science-Veterans. Costs will not be paid from Agency funds.



NEW BUSINESS (continued)

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

ADJOURNMENT

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the meeting be adjourned. The meeting adjourned at 3:40 p.m.

Respectfully submitted,

*Helen L. Sause*

Helen L. Sause  
Assistant Agency Secretary





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Minutes

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MEETING OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
18TH DAY OF JUNE 1974

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 18th day of June 1974, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman  
Francis J. Solvin, Vice Chairman  
Joe Mosley  
James A. Silva

and the following was absent:

Stanley E. Jensen

The Chairman declared a quorum present.

Robert L. Rumsey, Executive Director, and staff members were also present.

APPROVAL OF MINUTES

It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that the minutes of a Regular Meeting of June 5, 1974, as distributed by mail to the Members, be approved.

SPECIAL APPEARANCES

Public hearing to hear all persons interested in the review and evaluation of the progress of the Redevelopment Plan for the Golden Gateway Embarcadero-Lower Market Approved Redevelopment Project Area E-1, in accordance with Section 33348.5 of the Health and Safety Code.

Public hearing to hear all persons interested in the review and evaluation of the progress of the Redevelopment Plan for the Diamond Heights Approved Redevelopment Project Area B-1, in accordance with Section 33348.5 of the Health and Safety Code.

Chairman Kaplan indicated that these public hearings would be continued until August 6, 1974.

Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel P-14, Diamond Heights Approved Redevelopment Project Area B-1.

- (a) Chairman Kaplan opened the public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel P-14, Diamond Heights Approved Redevelopment Project Area B-1. There being no persons wishing to appear in connection with the matter, the Chairman declared the public hearing closed.



SPECIAL APPEARANCES (continued)

Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel D-2(g), Diamond Heights Approved Redevelopment Project Area B-1.

- (d) Chairman Kaplan opened the public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel D-2(g), Diamond Heights Approved Redevelopment Project Area B-1. There being no persons wishing to appear in connection with the matter, the Chairman declared the public hearing closed.

Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel P-29/30, Diamond Heights Approved Redevelopment Project Area B-1.

- (e) Chairman Kaplan opened the public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel P-29/30, Diamond Heights Approved Redevelopment Project Area B-1. There being no persons wishing to appear in connection with the matter, the Chairman declared the public hearing closed.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Robert L. Rumsey reported to the Members on the following matters:

- (a) After a two week's salvage operation, demolition began this morning on the Milner Hotel which was the last remaining structure in the Central Blocks of Yerba Buena Center.
- (b) Attorneys representing the owners of apartments at 840 and 850 Powell Street have filed suit against the Agency, the City, and others alleging that the Stockton/Sacramento Project has shortcomings in regard to the environmental impact report and that the various guidelines and regulations concerning environmental aspects are illegal. Mr. Rumsey indicated that it was too soon to assess the effect of the suit on the project but the Agency would proceed in any way possible. At the public hearing on the project, the apartment house owners stated that it was not their intention to stop or delay the project but indicated concern about the placement of the residential towers on the site and the effect on the views of the apartment buildings on Powell Street. Mr. Rumsey indicated that Agency staff and architects were working with the sponsors on preliminary designs and have tried to involve the attorneys and owners' representatives in this phase. He expressed concern that the sponsors will spend additional money on engineering and architectural work when the future of the project was questionable. Delays may result in financial infeasibility for projects with tight mortgage package ceilings such as the Chinatown project. Any delay in this project could be deadly.
- (c) About two months ago there was some preliminary discussion with representatives of the wholesale flower market at Fifth and Brannan Streets, specifically the California Flower Market, Inc., concerning the possibility of relocating the market to a site of from 10 to 17 acres in the India Basin Industrial Park area. Staff encouraged this interest as provided in the marketing plan for the project and indicated that it would not offer the parcels for a period of 60 days. A letter dated June 17, 1974 from Mr. Eiichi Yoshida, President of the California Flower Market, Inc., indicates continued interest and requests



REPORT OF THE EXECUTIVE DIRECTOR (continued)

an extension of 90 days from June 20 to permit time to select an architect and formulate a formal development proposal. Mr. Rumsey indicated that he wished the Members to be formally aware of the proposal and the proposed extension. The Members voiced no objections.

- (d) Quotations are momentarily expected in regard to the Agency's fidelity bond coverage from Mr. Roosevelt Carrie, insurance broker. Chairman Kaplan indicated that the Members had no preference as to which insurance company was selected and suggested that Mr. Carrie make the choice. Mrs. Jane Hale, Controller, indicated that since the amount was over \$1,000 approval from the Members was required. Mr. Rumsey noted that because the present policy expired June 23, 1974, before the next meeting, it may be necessary to poll the Members.

MOTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that Agency staff select the insurance carrier recommended by Mr. Roosevelt Carrie.

NEW BUSINESS

- (a) Resolution No. 145-74 approving the disposition price and method of sale; ratifying publication of notice of public hearing; and authorizing acceptance of offer to purchase and execution of agreement for disposition and conveyance instruments; all in connection with the sale of Parcel P-14, Diamond Heights Approved Redevelopment Project Area B-1.

This was the subject of the public hearing just held and concerns disposition of Lot 2 in Block 7523 in Diamond Heights to Larry L. and Mary E. Moore for \$6,000 to construct a single-family residence for their own use. The Department of Housing and Urban Development (HUD) has approved their financial statement and has concurred in the price.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (b) Resolution No. 146-74 approving the disposition price and method of sale; ratifying publication of notice of public hearing; and authorizing acceptance of offer to purchase and execution of agreement for disposition and conveyance instruments; all in connection with the sale of Parcel D-2(g), Diamond Heights Approved Redevelopment Project Area B-1.

This item was also the subject of a public hearing and concerns disposition of Lot 31 in Block 7538 in Diamond Heights to Mary Brandon and Anastazia Stelmachuk for \$13,000 to construct a single-family dwelling. HUD has concurred in the price.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (c) Resolution No. 147-74 approving the disposition price and method of sale; ratifying publication of notice of public hearing; and authorizing acceptance of offer to purchase and execution of agreement for disposition and conveyance instruments; all in connection with the sale of Parcel P-29/30, Diamond Heights Approved Redevelopment Project Area B-1.

This was the subject of a public hearing and concerns disposition of Lots 13/14 in Block 7549 in Diamond Heights to Jesus and Angelita Centeno for \$3,000 to construct a single-family dwelling. HUD has concurred in the price.



NEW BUSINESS (continued)

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (d) Resolution No. 158-74 authorizing the Executive Director to terminate personal services agreement with Kaiser Engineering, Division of Kaiser Industries Corporation, for Phase II, Hunters Point Approved Redevelopment Project Area.

This represents termination of the Kaiser Engineers contract for Phase II at Hunters Point. At the time this contract was approved by the Members it was the plan to proceed using Section 236 housing with the Bayview-Hunters Point Joint Housing Committee as the sponsor. Since the Committee was not a professional developer a master contract for professional architectural and engineering services was appropriate. However, HUD is now requiring construction to be carried out under a new program with a professional developer and staff therefore now believes it is in the best interest of the Agency to terminate the entire Kaiser contract, including areas already suspended, and to negotiate a new contract for the remaining engineering portions of the work. One element of the Kaiser contract which should proceed is the engineering design of the Hudson Avenue extension; at a later date a recommendation will be made to include it in an on-going contract by change order because of the urgency in completing the water system serving Phase I. The unexpended balance of the original \$1,688,800 43-month contract is \$652,678. This item today requests only termination of the Kaiser contract.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (e) Resolution No. 156-74 awarding Demolition and Site Clearance Contract No. 57, Western Addition Approved Redevelopment Project Area A-2, to Cleveland Wrecking Company, on the basis of low bid received, and authorizing the Executive Director to execute same.

This concerns award of Demolition and Site Clearance Contract No. 57 in Western Addition A-2 to the low bidder, Cleveland Wrecking Company, for \$66,250 to demolish 19 scattered buildings. Included in this contract are eight occupied buildings located on sites intended to be cleared to allow moving of designated landmark buildings to these sites for restoration and other high priority sites.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (f) Resolution No. 148-74 rejecting the claim of Freedom West I.
- (g) Resolution No. 149-74 rejecting the claim of Bethel African Methodist Episcopal Church respecting the site of Freedom West I.
- (h) Resolution No. 150-74 rejecting the claim of Jack Baskin respecting site of Freedom West I.
- (i) Resolution No. 151-74 rejecting the claim of Freedom West II.
- (j) Resolution No. 152-74 rejecting the claim of Bethel African Methodist Episcopal Church respecting the site of Freedom West II.
- (k) Resolution No. 153-74 rejecting the claim of Jack Baskin respecting the site of Freedom West II.





NEW BUSINESS (continued)

Chairman Kaplan indicated that Items (f) through (k) would be considered together. Mr. Rumsey indicated that Freedom West I, Bethel African Methodist Episcopal Church, and Jack Baskin had filed two separate claims each concerning the sites of Freedom West I for \$92,190 and II for \$169,620 alleging that the Agency had misrepresented the site condition in each case. Claimants allege that an Agency representative had made certain representations concerning site preparations and grading and that such work had not been done. An investigation disclosed no evidence that misrepresentations were ever made or that claimants had suffered any damage which could or should not have been anticipated prior to the time of the sale of land. Agency General Counsel Henry F. Davis added that on future investigations it might be found that there are discrepancies in site preparation as set forth in the disposition agreement but to date none have been discovered. Mr. Davis recommended that the claims be rejected.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that these resolutions be adopted.

- (l) Resolution No. 154-74 outlining policy governing official travel by Agency Members and employees.

Chairman Kaplan indicated that this item would be held over pending an additional information memorandum to be sent to the Members.

- (m) Resolution No. 159-74 travel authorization.

This is a request for travel of two staff members and Mr. David Jenkins to attend the U.S. Conference of Mayors annual convention in San Diego on June 22-26, 1974 for the purpose of accompanying Mayor Joseph L. Alioto who is to be appointed President of the USCOM and for working toward obtaining a better policy from USCOM on renewal legislation. Due to prior commitments, one staff member will travel round trip twice during the conference. Travel will not involve Agency funds.

ADOPTION: It was moved by Mr. Solvin, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

ADJOURNMENT

It was moved by Mr. Silva, seconded by Mr. Solvin, and unanimously carried that the meeting be adjourned to executive session. The meeting adjourned at 4:05 p.m.

Respectfully submitted,



Helen L. Sause  
Assistant Agency Secretary



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Minutes

MEETING OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
25TH DAY OF JUNE 1974

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 25th day of June 1974, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman  
Francis J. Solvin, Vice Chairman  
Joe Mosley  
James A. Silva

DOCUMENTS  
JUL 11 1974

and the following was absent:

SAN FRANCISCO  
PUBLIC LIBRARY

Stanley E. Jensen

The Chairman declared a quorum present.

Robert L. Rumsey, Executive Director, and staff members were also present.

Also present were Arnold Townsend, Essie Collins, Benny Stewart, Richard Harper, Teall Henderson, and Gene Stanel, Western Addition Project Area Committee (WAPAC); J. A. Calhoun, San Francisco Planning and Urban Renewal Association (SPUR); David C. Rust, Trans Pacific Industries; Ken Wheeler, K & B Guard Service; and Esther Marks, San Francisco League of Women Voters.

Representing the press were Larry Liebert, San Francisco Chronicle; Don Canter, San Francisco Examiner; and Gary Frank, San Francisco Bay Guardian.

APPROVAL OF MINUTES

It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that the minutes of a Regular Meeting of June 18, 1974 and the minutes of an Executive Meeting of June 18, 1974, as distributed by mail to the Members, be approved.

SPECIAL APPEARANCES

- (a) Mr. David C. Rust representing Trans Pacific Industries requested and received permission to address the Members with regard to Sites 1 and 3 Child Care Centers in Hunters Point. He had previously directed a letter to Chairman Kaplan relative to certain claims filed on Site 1 concerning problems which the contractors faced on site improvements. He indicated that after filing the claims on Site 1, his clients made a sincere effort to negotiate with staff but did not believe that fair consideration was given to these claims. Mr. Rust asked for the opportunity to negotiate further on his client's claims before proceeding with litigation. The claims concern drainage and retaining walls which serve as foundations for homes.

Mr. Rumsey Indicated that a claim had been filed on Site 1 on November 9, 1973 for \$319,000 and rejected by the Members at an Agency meeting on December 4, 1973;



SPECIAL APPEARANCES (continued)

Mr. Rust was notified of this action, and Agency records indicate there was no other communication. Mr. Rumsey indicated that if there were other matters to be brought before staff, such matters would be considered and appropriate action recommended to the Members. Mr. Rumsey inquired if Mr. Rust had had any communication of any kind, and Mr. Rust replied that he had, upon receipt of the Agency notice, contacted his clients and asked them to get together with staff and apparently there was a misunderstanding that the issues had been reviewed. Mr. Rumsey indicated that staff who may have participated in discussions were not present today. In response to Chairman Kaplan's inquiry, Mr. Rust noted that he wanted to know what substantiation of claims was needed by the Agency. Mr. Rumsey suggested that the claim on Site I had been dealt with and with respect to other claims recommended that they be brought to the staff formally for evaluation. He noted that he did not know the legal status of the Site I claim. Agency General Counsel Henry F. Davis indicated that the claim on Site I was rejected December 4, 1973 and since it was a contract matter it could go directly to litigation because there is no necessity to file a claim prior to suit. The architectural and engineering divisions did not substantiate the claim. Mr. Davis indicated that the contractors had contracted with the sponsors of the housing, and the sponsors have filed no claims to date. He suggested that Trans Pacific Industries pursue the matter in court, as there is no basis for settlement of a claim if there is no liability.

Mr. Rumsey inquired if Mr. Rust was prepared to submit a claim on the Child Care Center for discussion and Mr. Rust replied affirmatively.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Robert L. Rumsey reported to the Members on the following matters:

- (a) The model of the proposed 87,000 gross square-foot City College Development in Yerba Buena Center prepared by Rockrise, Jordermatt, Mountjoy, and Amis (ROMA) is on view at today's meeting and the job will be ready to go to bid in January 1975. Mr. Rumsey indicated that the glass exterior, nine-floor structure will contain a full basement equipped with training kitchen and dining room, as well as facilities for technical and business classes including classes by the American Institute of Banking and language programs for minorities. One important feature is that a portion of the street level will be designated for commercial leasing with the school's counseling and guidance center and will be open from 8 a.m. to 10 p.m. to better serve the downtown area and bring activity into the area during the evening hours. In response to Chairman Kaplan's inquiry, Mr. Rumsey indicated that by next week he would have information on the start of demolition on this site.

NEW BUSINESS

- (a) Resolution No. 155-74 authorizing the Executive Director to enter into contract with K & B Guard Service to provide security in the Hunters Point and India Basin Industrial Park Redevelopment Projects and thereupon terminating any other contracts with K & B Guard Services.

This represents the results of renegotiation with the K & B Guard Services for a new one-year contract. Mr. Rumsey requested Mr. Morris Phillips, Area Director for Hunters Point and India Basin, to comment on the proposal. Mr. Phillips



NEW BUSINESS (continued)

noted that the new contract amount of \$379,846 would provide for such items as a 50 percent increase for guard salaries, increased hours, separation and recognition of supervisory salaries, and a 15 percent profit, plus increase in administrative provisions. Mr. Phillips indicated that this new contract more accurately reflects rising costs. He cited the need for more intensive patrols of both Hunters Point housing and India Basin. Mr. Silva indicated that when K & B first contracted with the Agency there had been some reservations, but the firm has since proven itself and done an excellent job. Mr. Phillips concurred in this opinion and commented on the high level of service and quality of personnel. Mr. Rumsey noted that Mr. Ken Wheeler from K & B was present if there were any questions.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (b) Resolution No. 163-74 extension of funding for the Western Addition Project Area Committee.

This item pertains to a 90-day extension until September 30, 1974 of the Western Addition Project Area Committee (WAPAC) contract at the present budgetary level of \$11,722 per month. Mr. Rumsey requested that Mr. Gene Suttle, Area Director of Western Addition A-2, present details for the Members. Mr. Suttle indicated that a three-months' extension had been granted on March 26, 1974 to allow WAPAC to effectuate by-law changes which will be considered by its Board at WAPAC's meeting of June 20, 1974. These include the following provisions: (1) that the size of WAPAC's General Board be reduced from 53 to 25 members; (2) that by election, 13 of the seats are to be filled by sponsors or tenants of HUD-sponsored housing which will give the new population of the project area a majority of one on the total 25-member Board; (3) that provisions for the holding of a supervised election be written into the by-laws, which will provide for secret ballots and voting by mail. Also incorporated into the by-laws were the following: (1) that by election, four of the seats are to be filled by representatives of organizations having a connection with the Greater Western Addition; (2) that eight of the seats are to be filled by those nominated from the Greater Western Addition; (3) that concerns regarding conflicts of interest in consideration of issues such as contracts, developers, and affirmative action are handled in a new section of the by-laws which precludes that a member of the General Board may vote on an issue in which he or his relatives has a pecuniary interest; (4) that Board members must be off the Board for three months prior to becoming a permanent employee of WAPAC; and (5) that 13 members constitute a quorum of the 25-member WAPAC Board. These revisions to the by-laws were required by both HUD and the Agency. Mr. Mosley inquired if three months would be sufficient time to reorganize and Mr. Suttle answered affirmatively.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (c) Resolution No. 163-74 authorizing the filing of an Amendatory Application for Loan and Grant for Project No. Calif. R-54, Western Addition A-2.

This concerns amendatory application for loan and grant funds in the amount of \$4,967,643 for program activity in Western Addition A-2 project for a six months' period from July 1 to December 31, 1974. The present project temporary loan increases from \$114,941,719 to \$119,909,362 and the project capital grant from \$85,258,793 to \$90,226,436.





NEW BUSINESS (continued)

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Solvin, and unanimously carried that this resolution be adopted.

- (d) Resolution No. 164-74 adopting "Standards and Procedures for Rehabilitation of Existing Buildings, Western Addition Approved Redevelopment Project Area A-2".

Mr. Rumsey Indicated that in 1967 the Members approved rehabilitation standards for Western Addition A-2. This is a proposal to amend those standards to reflect certain changes in the San Francisco Building Code, Housing Code, Electrical and Plumbing Codes and changes in the Pacific Telephone and Telegraph and Pacific Gas and Electric Companies' requirements.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (e) Consideration of authorization to advertise Demolition and Site Clearance Contract No. 59, Western Addition Approved Redevelopment Project Area A-2.

This concerns authorization to advertise Demolition and Site Clearance Contract No. 59 in Western Addition A-2 for eight buildings, six of which are vacant.

MOTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that Demolition and Site Clearance Contract No. 59 in Western Addition Approved Redevelopment Project Area A-2 be advertised.

- (f) Resolution No. 166-74 authorizing payment of \$975 in settlement of claim of Norman Schoenfeld dba B. Woloski Company, Western Addition Redevelopment Project Area A-2.

This is a claim for \$975 representing water damage to Mr. Norman Schoenfeld's carpet inventory at the B. Woloski Company store located at 698 McAllister Street. Mr. Schoenfeld originally submitted claims for damages in excess of \$3,000 but has indicated his willingness to settle for \$975 for the water damage. HUD had indicated approval.

ADOPTION: It was moved by Mr. Solvin, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (g) Consideration of authorization for annual audit of Golden Gateway Tax Allocation Bonds and annual audit of Hunters Point South School Bonds.

Chairman Kaplan indicated that this item would be held over.

- (h) Resolution No. 167-74 authorizing the Executive Director to execute a purchase order for advertising public hearings required by State law.

This item concerns issuance of a purchase order for costs of advertisement for State-law required hearings. Three hearings will be held for six projects at a cost of \$1,250 per hearing or approximately \$3,750 for such advertising. Mr. Rumsey noted that the Agency has no option but to publish and hold the hearings.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.



NEW BUSINESS (continued)

- (i) Resolution No. 160-74 approving work order for residential environment and building inspection services for the period July 1, 1974 to June 30, 1975 for Western Addition A-2, Yerba Buena Center, Hunters Point, India Basin, Industrial Park Approved Redevelopment Project Areas.

This represents a work order with the Department of Public Works to continue rehusing and building inspection services required by the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. Reimbursement not to exceed \$50,000 is based on actual cost.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (j) Resolution No. 161-74 authorizing Executive Director to enter into contract with BARTD to furnish relocation services and assistance to those tenants displaced as a result of activities carried out in connection with the Civic Center subway station project.

This is a contract for relocation assistance by and between the Bay Area Rapid Transit District and the Agency acting by and through Central Relocation Services to provide relocation services to thirteen displaced businesses as a result of BARTD's activities in the Civic Center subway station project. The Agency has no responsibility or obligation to make direct payments and consideration paid by BARTD is for actual services rendered based on hourly rates for Agency personnel estimated at \$15,000.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Solvin, and unanimously carried that this resolution be adopted.

- (k) Resolution No. 154-74 outlining policy governing official travel by Agency Members and employees.

This item was held over from last week pending further information and concerns Agency policy regarding travel to conform with the new City policy providing for an 18-cent per mile reimbursement increase from 11 cents for standard and 8 cents for compact cars. It also incorporated provisions of three Agency resolutions which presently govern travel and also one HUD directive on travel. In response to Mr. Solvin's question, Mr. Rumsey indicated that the money would come from Title I funds and reflects City policy of July 1, 1974. Chairman Kaplan and the Members requested that the proposed resolution be altered by placing a period after "July 1, 1974" and deleting the following phrase.

ADOPTION: It was moved by Mr. Solvin, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (l) Resolution No. 165-74 travel authorization.

This is a request for travel for Mr. Tommy L. Barfield, Marketing and Business Development Specialist, to attend the Minority Shopping Center Assistance Conference from June 25 through 27, 1974 in Washington, D.C. and a one-day meeting with a major department store representative in New York on June 28, 1974 in connection with the Fillmore Center development. A registration fee of \$75 and other necessary travel expenses are to be paid in accordance with travel policy.



NEW BUSINESS (continued)

ADOPTION: It was moved by Mr. Solvin, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

Mr. Silva complimented Mr. Arthur Evans, Deputy Executive Director, on the informational quality of his travel reports.

ADJOURNMENT

It was moved by Mr. Silva, seconded by Mr. Solvin, and unanimously carried that the meeting be adjourned to executive session. The meeting adjourned at 4:20 p.m.

Respectfully submitted,

A handwritten signature in cursive script, reading "Helen L. Sause".

Helen L. Sause  
Assistant Agency Secretary















